



2016

# Lexington, NE EDCC Recertification



Jennifer Wolf , Executive Director  
Dawson Area Development  
1501 Plum Creek Parkway #2B  
Lexington, NE 68850  
Cell: 308-529-0810  
Office: 308-217-0004  
[jen@dawsonareadevelopment.com](mailto:jen@dawsonareadevelopment.com)



## Table of Contents

Part I: Letter from Applicant Municipality	Pg	3
Part II: Website	Pg	3
Part III: Location One Information System (LOIS)	Pgs	3-4
Part IV: Controlled Site	Pgs	4-7
Part V: Community’s Identified Targets or Markets	Pgs	7-8
Part VI: Business Retention & Expansion Program	Pgs	8-10
Part VII: Strategic Plan for Economic Development	Pgs	10-11
Part VIII: Marketing Materials	Pg	11
Part IX. Long-Range Funding Plan	Pg	12
Part X. Labor Market Information and Efforts	Pgs	12-13
Part XI. Nebraska Diplomats	Pgs	13-14
Part XII. Economic Development Evaluation	Pgs	14-19
ATTACHMENT 1 Letter from Municipality	Pg	20
ATTACHMENT 2 Proof of Ownership for 80 Acre Site	Pgs	21
ATTACHMENT 3 O&A 80-Acre Site Assessment	Pgs	22-23
ATTACHMENT 4 Strategic Plan & Action Plan	Pgs	24-35
ATTACHMENT 5 Additional Marketing Materials	Pgs	36-38
ATTACHMENT 6 Budget	Pg	39-40



## Recertification, February 2016

### SECTION ONE

#### **Part I: Letter from Applicant Municipality**

Letter from applicant municipal government identifying lead economic development agency and local contact person for this program. **ATTACHMENT 1**

#### **Part II: Website**

Lead Economic Development Agency is Dawson Area Development. The website can be reviewed at: [www.dawsonareadevelopment.com](http://www.dawsonareadevelopment.com)

Information is still available on the community level at the following:

City of Lexington: <http://www.cityoflex.com/>

#### **Part III: Location One Information System (LOIS)**

In November of 2015, DAD checked all information on LOIS. Sites and Buildings are marketed on the Dawson Area Development website. 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).

Dawson Area Development: <http://dawsonareadevelopment.com/sites>

Information is still available on the community level at the following:

Information is still available on the community level at the following:

City of Lexington: <http://www.cityoflex.com/> and their Facebook page at:

<https://www.facebook.com/City-of-Lexington-Nebraska-157277430966096/?fref=ts>

Lexington Community Foundation: <http://www.lexfoundation.org/> & their Facebook page at <https://www.facebook.com/LexingtonCommunityFoundation/>

Lexington Chamber of Commerce: <http://www.lexcoc.com/index.php> and Facebook at: <https://www.facebook.com/Lexington-Area-Chamber-of-Commerce-223733494684/?fref=ts>

#### **Part IV: Controlled Site**

The City of Lexington owns an 80 acre site in an established industrial park. Evidence of ownership is included as **ATTACHMENT 2** in the form the Warranty Deed for the site.

The Existing Site is fully integrated into the Dawson Area Development website and the LOIS link is: <http://dawsonareadevelopment.com/sites/>

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, Cornhusker Energy, the 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. It is close to I80 and Hwy 23, and many trucking companies. One of the most appealing aspects of the site is that it is located in a new market tax credit 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 and included as **ATTACHMENT 3**.

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 Summary Report for this site. **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. 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. Developility section completed by Olsson & Associates and included as **ATTACHMENT 3**. 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 2010 were as follows:

- 1) Manufacturing 42.4%
- 2) Retail 9.8%
- 3) Education services, etc. 8.3%
- 4) Arts/entertainment/recreation/accommodation/food service 8.3%
- 5) Construction 5.9%

Overall the top five industries in Dawson County for 2010 were as follows:

- 1) Manufacturing 27.8%
- 2) Educational/health/social services 14.9%



- 3) Retail trade 10.2%
- 4) Agriculture 9.0%
- 5) Construction 7.4%

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.

## **Part VI: Business Retention & Expansion Program**

The City of Lexington, Dawson Area Development and the Nebraska Department of Economic Development schedule monthly visits to existing businesses in Lexington. Typically in one day, five to six businesses are visited. A majority of the 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. Dawson Area Development Board of Directors determines which industry sector will be targeted for visits and then all businesses within that NAICS code are targeted for that month in each community.

In this past year the following industries were targeted for visits; Health Care; Construction, Housing, Tourism; Food Processors/Distributors; Downtown Businesses less than one year old. DAD 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 2016 the targets for BRE visits will be advanced manufacturing, retail, value added agriculture, feed lots, transportation/logistics, and businesses with owners close to retirement. 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, include in annual reports and/or reports to legislative offices or state agencies. Depending on the follow-up needed, either Joe Pepplitsch, City Manager, Jen Wolf, DAD or previously Kelly Gewecke, NDED would complete the follow-up. In the past twelve months the following visits were made:

1. Downey Drilling
2. Tyson
3. Master Hand Milling
4. Busy Bones Butcher (new business in Darr)
5. T.L. Sund
6. Volvo
7. Mac's Creek
8. Orthman Manufacturing



9. Fastenaal Tools
10. Anytime Fitness
11. Cornhusker Energy
12. Darling International
13. MRK Truck Wash
14. Steve Renken
15. Lexington Housing Authority
16. Lexington Regional Health System
17. Central Community College
18. NE Workforce Development
19. V-3
20. Central Tire & Tread
21. Elite Endeavors, LLC
22. Nebraska Brand Inspectors
23. YMCA- Lexington
24. The Pawn Shop
25. Designer Craft Woodworking
26. Eilers Machine & Welding
27. Burger King
28. NE Health and Human Services
29. Plum Creek Motors
30. Platte Valley Auto
31. Orthman Logistics
32. T.O. Haas Tire
33. Justa Trucking
34. Lexington Crossing
35. All Points Coop

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

Community celebrations are held to celebrate business milestones. In 2015 community leaders attended a banquet to honor Tyson for 25 years year in business in Lexington. KRVN celebrated 65 years with the community by hosting an open house. Plans are underway for a celebration with Orthman and the grand opening of their new facility and 50 years in business.

In February of each year, a business and industry recognition banquet is held. Over the past three years, the following businesses have been recognized:

In addition, Dawson Area Development recognizes an industry in Lexington that has been a “partner in progress” in providing jobs and new investment into the county. Over the past five years the following have received awards:

- Rayeman Elements

- Tyson Fresh Meats
- Mac's Creek Winery & Vineyard
- Eilers Machine & Welding
- Lexington Regional Health System
- Lexington Ambassadors

Lexington also holds several events during the year which recognizes businesses in the community. The Lexington Chamber hosts a Chamber Golf Tournament, and each month a business 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 desires. The plan includes results of public participation processes, detailed maps of infrastructure, transportation strengths and challenges, and several conceptual plans for the future. The Complete plan can be viewed at the city's website at: <http://compplan.cityoflex.com/>

Additionally each year the community develops a one year Action Plan to move the community forward in reaching long range goals. **The Action Plan is included as Attachment 4.**

The 2015 Action Plan is on the City's website at:  
[http://info.cityoflex.com/pubrecdocs/2015\\_Lex\\_Action\\_Plan.pdf](http://info.cityoflex.com/pubrecdocs/2015_Lex_Action_Plan.pdf)

The 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 eight priorities of the City of Lexington for 2015 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.

The Action Plan details the 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.

### **Part VIII: Marketing Materials**

Please follow links to the marketing materials for Lexington:

[Lexington Schools:](#)

[80-Acre Site Flyer:](#)

[Online Video: \(ON LEXINGTON FACEBOOK\)](#)

[Visitors Guide:](#)

Our Town Lexington Series

[History](#)

[YMCA](#)

[Mayor](#)

[Give Big](#)

[Lexington Community Foundation website:](#)

[City of Lexington website:](#)

[Lexington Chamber of Commerce:](#)

## [Lexington Regional Health Center Video](#)

Other samples of printed marketing materials can be viewed as **ATTACHMENT 5**.

### **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 renewed their sales tax for economic development in 2010 for another ten years. LB840 provides for the costs for staff, benefits, travel, contracted service providers (including Dawson Area Development), and all other costs associated with economic development efforts. Lexington receives \$167,500 from sales tax per year.
- Investments-Lexington Development Corporation has made investments in land and buildings and currently receives crop rent and pasture rent as well as lease payments which have proven to be profitable for the organization. Lexington receives \$145,000 in rental payments per year.
- Reuse-Lexington has an active regional CDBG reuse fund, managed by DAD, the local NDO.
- REDLG-The City of Lexington has received two REDLG's through USDA which was matched with LB840 funds. The combined loans total \$720,000 which is available for revolving loans for business development.
- Lexington's economic development budget is included as **ATTACHMENT 6**:

### **Part X. Labor Market Information and Efforts**

Date labor survey conducted: Completed in 2015 for the Lexington Micropolitan Area, which includes Dawson and Gosper Counties.

- Labor Market results available for review at
- [https://networks.nebraska.gov/admin/gsipub/htmlarea/uploads/2015\\_Lexington\\_Regional\\_Review.pdf](https://networks.nebraska.gov/admin/gsipub/htmlarea/uploads/2015_Lexington_Regional_Review.pdf)

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

- Dawson Area Development has a staff person dedicated to expose youth to career opportunities in the area. This is a partnership between area schools and the businesses and industries in the area.
- A workforce housing survey was conducted to identify barriers for housing and housing needs for our leading employers.

- Dawson County uses information from BRE visits to create training opportunities with Central Community College and local employers. Department of Labor Worker Training Grants are utilized in many instances.
- Dawson Area Development 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.

Dawson County Relocation Website



## Part XI. Nebraska Diplomats

Lexington has six diplomats:

### **JOHN SALEM**

A native of Lexington, John Salem has served on the City Council for 14 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 21 years; the last 18 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 2014. 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 three 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 32 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 24 years has been through the Lexington Community Foundation Board of Directors, currently serving as the president. 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 most recently the addition of a YMCA facility.

### **Barry McFarland**

As Assistant Superintendent of Lexington Public Schools for three years, Barry was instrumental in bringing school funding dollars to Lexington. He met with many businesses considering locating to Lexington, and gave countless tours. Now marketing the 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 XII. Economic Development Evaluation**

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

The City of Lexington has been on fire this past year when it comes to economic development. In the past twelve months, there have been several successful projects including;

- Orthman Manufacturing is building a new facility north of the interstate exchange, which has created 100 new jobs in the community. The facility will be an \$11 Million

investment to the community. Orthman had many communities vying for their expansion project, however the City of Lexington's willingness to pave streets, extend infrastructure, provide TIF financing, and purchase their existing facility to provide equity into the project cemented the decision to expand in Lexington.

- Tyson Fresh Meats Inc. announced a \$47 Million warehouse expansion project in 2014. Tyson could have made the expansion announcement at their other facilities, but due to the success they experience in Lexington, they chose this location.
- Because of the street paving for the Orthman project, a new opportunity arose for a possible commercial/retail development. Before the paving was completed, the City of Lexington worked with Olsson and Associates on a design and layout for a strip mall, eating establishment, and anchor retail tenant. Due to their persistence, they found a developer and the site now holds a Dollar Tree, Hibbets Sports, Verizon, Charter Communications, and nail salon. The commercial development was a \$2.5 Million investment and created 24.5 jobs.
- MRK Truck Wash was located in rural Dawson County and is the only stock trailer truck wash between Denver and Council Bluffs. MRK's location was no longer acceptable to DEQ and had to come up with a new solution. The city worked with the owners to locate inside the city limits where their infrastructure needs could be accommodated. MRK's new investment was \$1.6 Million and they now have 28 employees including truck drivers, mechanics, and service technicians.
- VOLVO Trucks of Omaha opened a new 21,000 square foot facility in December, which is used as a dealership along with a mechanic shop for many brands of trucks. President, Bill Rush talked about why the company chose Lexington. "There were a multitude of reasons," said Rush. "One, we worked closely with the city, they had some good land to develop near the interstate. (KRVN). Volvo Trucks built a \$2.5 million facility that now has 15 employees.
- The Lexington Regional Health Center started on a \$25 Million expansion. The City of Lexington added to the project by creating a senior housing development adjacent to the hospital to create more opportunities for aging in place. The manager worked with the Hospital Administrator on setting up a new non-profit for the purpose of a USDA loan and New Market Tax Credits.
- In April, the redevelopment authority approved contracts for the expansion of three new businesses, which will collectively total \$3.6 Million. LB840 loans and TIF were used to develop these projects.

Once a month the City council spends a Saturday morning planning for a certain topic. At certain times, other entities are invited such as housing partners, the school board, county commissioners, and Dawson Area Development. 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 in the past twelve months that improve the quality of life for residents.

- An innovative approach to fundraising was developed in 2014. The City decided to undertake a major capital improvement project to build a new indoor soccer field house at a price tag of over \$1.5 Million. The city started a campaign to all of the residents in the city that want to be part of these efforts but cannot afford to make a large one-time donation. Arrangements were made so their donations could be placed on their utility bills and they can make their contributions monthly. This gave those that do not always the opportunity to donate a sense of ownership in this project. This resulted in another 125 donors and \$25,000 in donations.

Non-CDBG-related projects in Lexington include neighborhood development through the New Neighborhoods Initiative, which has helped develop 12 single-family rentals, eight senior owner-occupied units, and six single-family owner-occupied units; two more single-family owner-occupied units are under construction and seven additional build-ready lots are pending development.

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. Jennifer Wolf of DAD and Joe Pepplitsch were both awarded the Nebraska Economic Developer of the Year in 2013 and 2015 respectively. 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.

*b. Programs utilized with the community:*

Lexington has creatively utilized local, state and federal resources to achieve community development goals.

Lexington prides itself in partnering with state and federal agencies to bring investment to Nebraska and Lexington. In 2011 Lexington received an EDA grant to develop infrastructure in a new industrial park. This development led to the expansion of Orthman Manufacturing, Orthman Logistics, Volvo Truck, and BauerBuilt. In addition, the new industrial park is in a New Market Tax Credit area. Lexington has state and federal utilized tax credits on three projects resulting in over \$15 Million being returned to local businesses as an incentive for expanding.

The City of Lexington received a grant for The Majestic Theater, which closed in 2005. Community Development Block Grant funds were used for extensive renovations, to

prepare it for reopening to the public. The theater, owned by the Dawson County School District, enlisted students and residents alike to help fundraise \$1.2 Million to renovate the 100-year-old building. Movies began showing again in May of 2015, during the theater's 100th anniversary.

- A Lexington downtown revitalization project completed in 2011 assisted 20 businesses with \$350,000 in CDBG funds. This project was a monumental community booster and resulted in an estimated \$466,000 in additional matching funds and investments.
- Lexington also is overseeing a current Comprehensive Investment and Stabilization project focusing on downtown infrastructure, aimed to begin this month.
- Lexington's Fieldhouse project is using Civic Community Center Financing Fund money to build an activity and recreation center capable of hosting year-round sporting events. It was finished in January of 2016.

#### **Housing Development Projects 2010-2015:**

With assistance from ***NIFA Housing Grant Funding***, completed a local and area wide Housing Wide Study in 2015. The plan resulted in many projects, including a regional ***LIHTC elderly duplex*** project with Dana Point Development involving twenty duplexes in Lexington slated to be done in 2016. In 2015, Lexington received two grants from **Nebraska Department of Economic Development**, a regional Purchase Rehab Resale program with Nebraska Affordable Housing Trust Funds was awarded to Dawson Area Development and Lexington was awarded CDBG funds for Owner Occupied Rehab. Previously in 2010, DAD was awarded **NSP3** funds to renovate the former WalMart into the Dawson County Opportunity Center. Lexington utilized a local investment group to build duplexes for senior residents in the north part of town where New Neighborhoods were used for infrastructure development. Mesner development is on the third phase of a LIHTC called Legend Oaks which developed a community room and 39 units of elderly duplexes.

#### **Community Development Projects 2010-2015:**

Lexington was awarded **CDBG Downtown Revitalization Funds** in 2010. The community came together to assist in the development of the application and the implementation process. Lexington was one of the first communities in the state of Nebraska to become an eligible municipal Rural Utility Service borrower to access **Rural Economic Development Grants (REDLG)** from USDA-RD. Lexington received two REDLGs in 2012 totaling \$600,000. The first REDLG was a grant to the CITY OF LEXINGTON to purchase an industrial speculative building formerly owned by Orthman

Manufacturing. The second REDLG was to the Lexington Regional Health System to create an onsite server and data storage for electronic recordkeeping. The REDLG's have created a revolving loan fund of \$720,000 for future projects. The City of Lexington was the recipient of a CDBG tourism grant in 2011 for the Dawson County Historical Society. The grant enabled the museum to make the facility ADA compliant.

### **Economic Development Projects 2010-2015**

In 2010, Lexington voters renewed their **LB 840, sales tax for economic development**. The LB840 funds have been used to purchase land and develop infrastructure to create shovel ready building sites for businesses to expand or locate in Lexington. In addition, sales tax funds have been used to loan to developers to build an industrial building which has incubated three businesses. Lexington contracted with Olsson & Associates in 2013 to develop master planning for multiple sites and conduct an environmental review. Funds were also used to purchase a vacant industrial building which was rehabbed and attracted a startup business to locate to Lexington. Masterhand Milling began operations in 2015. Lexington received a RBEG through USDA in 2014 to create an incubator space at the Dawson County Opportunity Center. The space will be a 2,000 s.f. area with offices, conference room, training room, and reception room.

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

The City of Lexington's 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, 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:

- Wolf and Peplitsch are active member and participates in trainings offered by Nebraska Economic Developers Association and Mid-American Economic Development Council.
- 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 Lexington 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.

- Dawson Area Development Executive Director, Jennifer Wolf received a grant to attend the National Brownfields Training Conference in 2015.

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

<u># of</u>		
3	New Manufacturing Businesses Located in the Community.	Identify Businesses: Masterhand Milling, Rayeman Elements, V-3
80	Direct New Jobs Created from New Manufacturing Businesses Located in the Community.	
1	New Primary Companies Located in the Community	Identify Companies: Darling International
40	Direct New Jobs Created from New Primary Companies Located in the Community	
	New Non-Primary Businesses Located In the Community.	Identify Businesses: Volvo Truck, Hibbetts Sports, Dollar Tree, Family Dollar, Charter Communications, The Pawn Shop, Kearney Federal Credit Union, Rpeat Boutique, Frontier Home Medical, Ace Furniture
59 FTEs	Direct New Jobs Created from New Non-Primary Businesses Located in the Community.	
9	Business Expansions Located in the Community.	Identify Businesses: Orthmans, Tyson, MRK Truck Wash, Downey Drilling, Fastenal Tools, Lexington Regional Medical Systems, Verizon World, Central Community College, Mac's Creek Winery & Vineyards.
243	Direct New Jobs Created from Business Expansions Located in the Community.	
3200	Jobs Retained From Community's Economic Development Efforts.	
3	Businesses Closed.	Identify Businesses: Nebraska ByProducts, Rayeman Elements, CRT
130	Direct Jobs Lost Due to Business Closures.	
8	Industrial Sites Developed.	Identify Industrial Sites: Lexington Industrial Park-80 Acres; 76 Acre Site, (4)-5 Acre Sites; 60 Acre Industrial Park
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.

September 1, 2015

Lynn Kohout  
Nebraska Department of Economic Development  
PO Box 94666  
Lincoln, Ne 688509-4666

RE: Lead Economic Development Organization

Dear Lynn:

Lexington has officially declared the City of Lexington to be the lead economic development agency for our community. Joe Peplitsch, City Manager is the contact person for that organization. In addition we work with Dawson Area Development for assistance with economic and community development projects. Dawson Area Development has had a formal relationship for matters of economic development since 1989, and the two groups collaborate and have reciprocal representation on their Board of Directors.

The contact for matters regarding economic development recertification is Jennifer Wolf, Executive Director of Dawson Area Development. Her contact information is as follows:

1501 Plum Creek Parkway  
Suite 2B  
Lexington, NE 68850  
[jen@dawsonareadevelopment.com](mailto:jen@dawsonareadevelopment.com)  
308-217-0004

Sincerely,



John Fagot, Mayor

Part I








 SHIPPING / DISTRIBUTION  
SITE AREA: 1,326,848 SF  
BUILDING AREA: 544.8K

 AGRICULTURAL  
SITE AREA: 522,975 SF  
BUILDING AREA: 80K

 LIGHT INDUSTRIAL  
PRODUCTION / ASSEMBLY / FABRICATION  
SITE AREA: 1,440,656 SF  
BUILDING AREA: 287.6K







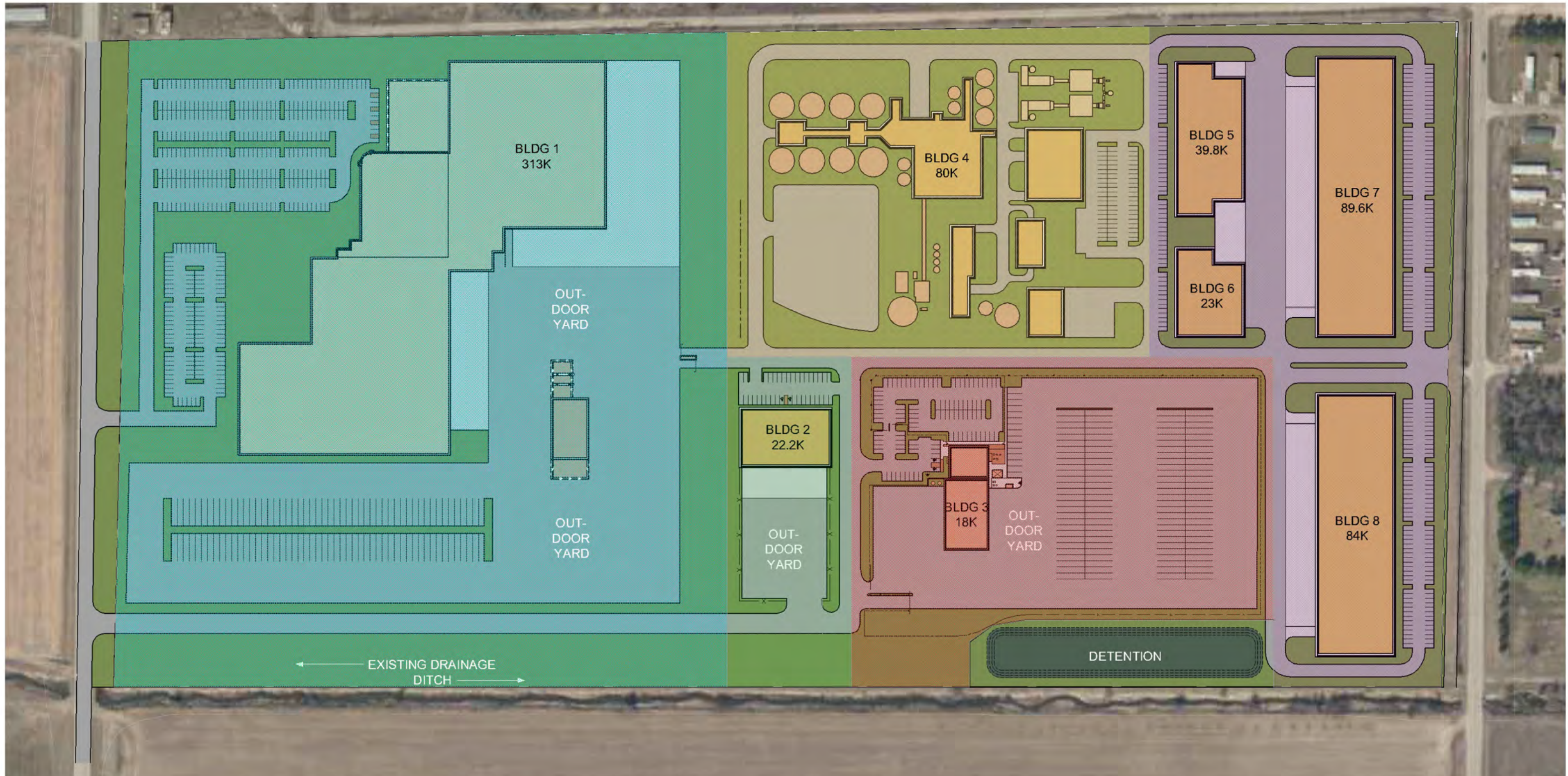
**MANUFACTURING**  
SITE AREA: 1,561,787 SF  
BUILDING AREA: 313K

**SHIPPING / DISTRIBUTION**  
SITE AREA: 623,522 SF  
BUILDING AREA: 236.4K

**AGRICULTURAL**  
SITE AREA: 548,148 SF  
BUILDING AREA: 80K

**LIGHT INDUSTRIAL  
PRODUCTION / ASSEMBLY / FABRICATION**  
SITE AREA: 162,825 SF  
BUILDING AREA: 22.2K

**LONG HAUL TRUCKING FACILITY /  
TRAILER STORAGE-RENTALS**  
SITE AREA: 473,418 SF  
BUILDING AREA: 18K







# 2016 Development Action Plan

## City of Lexington, Nebraska

### Introduction:

The City of Lexington places high importance on setting and achieving goals for community and economic development issues. Such planning is intended to be done in collaboration with area local governments, development groups, and residents. An annual Development Action Plan and ongoing planning process is employed to increase community participation, strengthen communication between entities, educate local stakeholders, and enhance area partnerships.

When building an action plan, it is essential that it conform to the adopted general development plan of the community. This action plan is designed to follow the guidelines of the Lexington Comprehensive Development Plan; which identifies development goals and action strategies that were developed via input received at public meetings involving the Planning Commission, Plan Steering Committee, development groups, local government subdivisions, City Council, City Staff, and residents. The Comprehensive Development Plan is intended to be reviewed and amended in five year increments.

This action plan incorporates various action strategies identified in ongoing planning efforts (e.g., comprehensive planning, housing studies, business targeting sessions, infrastructure needs assessments, etc.) in a workable one-year “to do list.” This plan identifies general action strategies to be accomplished in 2016 based upon the recommendations of the City Council and local partners. Amendments of these strategies over the course of the year are reasonably anticipated due to unforeseeable circumstances; however, employing an organized effort toward specific goals is intended to lead to orderly community development activities.

### **Acronyms commonly used in this plan are:**

CCC	Central Community College
CDA	Lexington Community Development Agency
DAD	Dawson Area Development
GLC	Greater Lexington Corporation
LCF	Lexington Community Foundation
LHA	Lexington Housing Authority
LRHC	Lexington Regional Health Center
NDED	Nebraska Department of Economic Development
NDEQ	Nebraska Department of Environmental Quality
NPPD	Nebraska Public Power District
RDA	Redevelopment Area



# 2016 Development Action Plan

## 1. Support the creation of marketable and affordable housing in the community, including owner-occupied, rental, and transitional units.

Recent housing studies indicate that Lexington is currently in need of new and rehabilitated housing opportunities across all population and income classifications, and that the existing housing market will not reasonably support the expansion or relocation of workers and families to the area. The community has an estimated 3% housing vacancy rate, as compared to a healthy 6% rate.

The Comprehensive Development Plan provides conservative population projections of Lexington to be 10,950 by 2020 and 11,715 by 2030, based upon historic and desired growth rates. To adequately accommodate current demand for housing and forecasted population growth, the community will need to provide for the development of approximately 236 additional housing units by 2020, and 585 more units by 2030, or a total of 821 units over the next 14 years (407 owner-occupied/414 rental units). This represents a construction pace of 59 new housing units annually. Based upon historic building data, this annual number of units can be seen as a challenge; however, this community is up to that challenge and will take steps in 2016 to continue to move housing development in a positive direction.

- South/Southwest Housing Development—RDA #5 was established in south Lexington in 2007; the plan for the area included subdivision/infrastructure development for new housing, as well as infill housing through demolition and removal activities in existing neighborhoods. The City has identified a minimum of 50 units of existing housing in this area that are substandard/dilapidated and in need of condemnation and/or demolition. However, 85% of these units are currently occupied pending inspection and corrective action.

The addition of new housing units is necessary prior to, or in concert with, the removal or rehabilitation of substandard/dilapidated units; as housing demand is strong, a decrease in overall available units is counterproductive. In 2016, the City will continue to support the goals of the RDA #5 plan.

Action	Responsible Party	Timeframe	Cost
Develop new housing projects within RDA #5	City, CDA, DAD, Private Developers and Builders	Jan-Dec	\$10,000+
Remove substandard/dilapidated units in RDA #5	City, CDA	Jan-Dec	\$50,000
Promote infill housing development in RDA #5	City, CDA, LHA	Ongoing	Variable

- Northwest Housing Development—the City, CDA, and GLC control approximately 75 acres of land suitable for housing in the northwest portion of the community; being the Northwest Second, Third, and Fourth Additions and vacant lots remaining in Paulsen’s First Addition and Parkview Addition.



# 2016 Development Action Plan

Currently, there are 30 build-ready single family residential lots in the area, and a 34 unit condominium development (The Concord, a 55+ owner occupied project) under construction with six units currently occupied, two units unoccupied and for sale, and four additional units pending construction.

Of the 75 acres discussed above, approximately 50 acres are not adequately subdivided into residential tracts. Steps will be taken in 2016 to plan land use strategies, subdivision requirements, and infrastructure needs for the area. Plans will include low/mid-density housing, transitional housing, park/green spaces, and pedestrian trails.

Action	Responsible Party	Timeframe	Cost
Support current speculative housing construction activities	Private Developers and Builders, GLC, City, CDA	Jan-Dec	Undetermined
Land use, subdivision, and infrastructure development planning	City	Jan-Dec	\$20,000

- **Improvement Planning**—the private market has not adequately addressed housing demand over the years. Recent development projects have required public assistance in terms of infrastructure and utility extensions to be viable, a trend that is anticipated to continue into the foreseeable future. To proactively stimulate future housing projects, it is advisable for Lexington to improve suitable vacant land to a build-ready state to accommodate low, medium, and high density housing projects.

In 2016, the City will develop an inventory of feasible development properties, estimated infrastructure improvement costs per property, and cost/benefit analysis information to adequately evaluate investment opportunities. Based upon positive cost/benefit findings, the City will create a 5-10 year development plan and begin taking action to prepare land for future development, as resources allow.

Action	Responsible Party	Timeframe	Cost
Property inventory and evaluation	City	Jan-Mar	Variable
Draft a 5-10 year development plan as deemed feasible	City	Apr-May	Variable
Implement 5-10 year development plan	City	June-Dec	Variable

- **Housing Rehabilitation**—since 2002, the City has administered several owner-occupied housing rehabilitation programs. These efforts have improved approximately 40 single family homes over that period. In 2016, the City will administer an awarded CDBG program to rehabilitate qualifying owner-occupied units to improve existing housing stock and make strides toward improved energy efficiency in the community.

Action	Responsible Party	Timeframe	Cost
Implement an owner-occupied housing rehabilitation program	City, DAD, Local Partners	Ongoing	Variable



# 2016 Development Action Plan

- **Flex Housing**—is a concept that involves planned developments of mid-density housing that is cost effective for individuals to access and improve over time. The concept provides for single-family housing units with a minimum finished living space, unfinished living space for future expansion, paved off-street parking facilities (driveway), minimum landscaping requirements, and a detached garage facility that can be built during initial construction or added over time.

Site and construction plans for the housing units would be pre-approved by the local Building Department, and any construction activities would be held to a minimum specification and design standard. The units could be built directly by individuals or on a speculative basis.

In 2016, the City will take steps to develop a pilot project, determine the estimated costs/benefits to the community, and determine the market viability.

Action	Responsible Party	Timeframe	Cost
Flex housing project planning and evaluation	City, CDA, Local Partners	Ongoing	Variable

- **“Age in Place” Community**—is a concept that involves the development of mid to high density residential housing units within a senior (55+ years of age) community setting, where general maintenance and area amenities are financially supported by the owner and tenant population. The targeted development area for this concept is 30 acres of unimproved property abutting the Lexington Regional Health Center (LRHC) to the west.

In 2014, LRHC, the City, and a private developer partnered on a first phase development which involved the extension of Liberty Drive from 13<sup>th</sup> Street to Buffalo Bend and the construction of 10 duplexes (20 housing units) on the east side of the new roadway to accommodate low to moderate income level seniors. This phase will be fully occupied and under operation in early 2016.

In 2016, the City will cooperate with LRHC, area partners, and private entities to develop and market additional project phases in the area to provide increased housing opportunities for seniors across mixed income ranges.

Action	Responsible Party	Timeframe	Cost
Continue project planning, evaluation, and marketing	City, CDA, LRHC, Developers	Ongoing	Variable



# 2016 Development Action Plan

## 2. Promote redevelopment activities in all areas of the community, including infrastructure improvements, land acquisition, and removal of dilapidated structures.

- Commercial Development and Aesthetic Improvements—HWY 283 Corridor—RDA #1 includes the entryway and highway corridor that carries the largest volume of traffic which enters and exits Lexington on a daily basis. This point of entry and route of travel is envisioned as an opportunity to give individuals a positive first impression as they enter Lexington and a pleasant reminder of the community as they depart. This area also provides opportunity for retail and small business development.

The 2016 Action Plan is not intended to provide a definitive plan regarding future beautification, infrastructure, or business development activities; however, it will provide steps to assist in the removal of obstacles that have prevented such activities in the past.

Action	Responsible Party	Timeframe	Cost
Evaluate and negotiate for the acquisition of property along the Hwy 283 corridor	CDA, City Manager	Jan-Dec	\$5,000
Market CDA property for development	CDA, City, DAD	Ongoing	\$15,000
Plan and develop area aesthetic improvements	CDA, City	Ongoing	\$25,000
Plan access road development	CDA, City	Jan-Dec	Variable

- Adams Street Corridor Improvements—RDA #2 includes the Adams Street corridor (Highway 21) from Highway 30 to 20<sup>th</sup> Street. The generalized future land use plan indicates desired commercial use along the east side of Adams Street from Highway 30 to 17<sup>th</sup> Street. Currently, there is a mixture of commercial and residential uses in this area. Steps should be taken to ensure that future redevelopment of property along this corridor is consistent with long range community planning efforts, as contained in the redevelopment plan for the area.

The 2016 Action Plan is not intended to provide a definitive plan regarding future business development activities; rather, it will provide steps to assist in the removal of obstacles that have prevented such activities in the past.

Action	Responsible Party	Timeframe	Cost
Evaluate and negotiate for the acquisition of property along the Adams Street corridor	CDA, City Manager	Jan-Dec	\$10,000
Market CDA property for development	CDA, City, DAD	Ongoing	Undetermined
Plan area infrastructure and aesthetic improvements	CDA, City	Ongoing	\$15,000



# 2016 Development Action Plan

- UPRR Corridor Redevelopment—over the years, many commercial/industrial uses were conducted on the UPRR right-of-way corridor through the community. When the uses ceased, facilities became underutilized, abandoned, and unmaintained, leading to substandard and nuisance conditions.

Over the years, the City has worked with UPRR on the removal of dilapidated structures and debris along the Hwy 30/UPRR corridor; as well as the potential development of green space and pedestrian trails abutting the highway. The commitment to clean up the area and reach green space use agreements with UPRR will continue in 2016.

Action	Responsible Party	Timeframe	Cost
Perform necessary clean-up activities	City	Jan-Dec	Variable
Secure agreement with UPRR on green space use, and plan improvements	City, UPRR	Jan-Dec	Undetermined

- DTR—in 2010, Lexington was awarded a grant under the Downtown Revitalization (DTR) Program, administered by NDED, to study and develop a plan to strengthen the downtown business atmosphere, improve and rehabilitate the downtown, and reduce substandard and blight conditions that currently exist. In April 2010, a study that analyzed the condition of the downtown was completed; which contained general and specific recommendations for improvements, and an implementation schedule. Upon City Council acceptance of the study, Lexington entered the second phase of the DTR process and was awarded \$350,000 for downtown improvements related to commercial building rehabilitation, removal of architectural barriers, streets and public facilities.

In 2011, approximately \$138,000 in grant funding and \$328,000 in matching private funds (\$466,000 total) were invested into 17 commercial building rehabilitation projects. Projects included façade improvements, window and door replacement, energy efficiency upgrades (lighting/HVAC), roofing, and second level apartment renovation. In 2012, \$256,000 in public infrastructure improvements was completed.

The City intends to develop a master plan for downtown projects in 2016 and beyond, utilizing community involvement and the 2010 study as a foundation for planning. The projects will involve infrastructure improvements, property redevelopment, building renovation, and aesthetic enhancements. This program will be long-term, and require public and private investment to be successful.

Additional DTR funding may be available to communities that have previously used such grant funding and have substantial needs remaining. Lexington will evaluate and seek additional DTR funding to further the goal of the downtown master plan as appropriate.

Action	Responsible Party	Timeframe	Cost
Plan and implement 2016-beyond improvements	City, Consultant, Local Partners, Community	Jan-Dec	Undetermined
Seek improvement funding	City, DAD	Jan-Dec	Variable





# 2016 Development Action Plan

## 3. Improve the public transportation network in the community.

- 1 & 6 Year Street Improvement Plan—the City’s 2016 capital improvement plan for road and street improvements will be considered and approved prior to March 1, 2016. This plan will summarize the road and street improvements the City has prioritized for design and/or construction in 2016 and a list of prioritized projects for future years. Following March 1, 2016, the plan summary may be viewed at:

- <http://info.cityoflex.com/1&6yearplan2016.pdf>

The 2015 plan summary may be viewed any time at:

- <http://info.cityoflex.com/1&6yearplan2015.pdf>

- Rural Viaduct—East Lexington—a viaduct location study in the vicinity of Road 435 and the at-grade crossing of UPRR was completed in 2008; a collaborative effort between the City and Dawson County. Following acceptance of the study recommendations by both City and County, the Dawson County Railroad Transportation Safety District (RTSD) was formed to assist the improvement project into the future. The project was programed through NDOR to receive state and federal funding, with the City of Lexington as the contracting entity. A partnership of engineering firms, Miller & Associates/Parsons Brinkerhoff, was selected for the project preliminary design and environmental review, which is anticipated to conclude in the first half of 2016.

Following the conclusion of the preliminary design and environmental clearance, the project will move into final design. In 2016 the City will diligently move the project into final design and preparation for bid letting.

Action	Responsible Party	Timeframe	Cost
Final design activities	City, County, consultants	Jan-beyond	\$400,000

- Dawson County Transit—the public transportation system in the Lexington area is operated by Reach Your Destination Easily (RYDE) Transit, a regional public transportation provider under the Community Action Partnership of Mid-Nebraska, under contract with Dawson County. RYDE is taking steps to make the program more efficient while expanding services to better meet the needs of area residents.

As public transportation is an important component to the Lexington community, continued and expanded service is a concern. In 2013, the City made a commitment to partner and financially support the transit program. Such support is anticipated to continue in 2016 and efforts to improve the public transportation services into the future will be encouraged.

Action	Responsible Party	Timeframe	Cost
Support the provision of public transportation services	City, Dawson County, RYDE	Jan-Dec	\$20,000



# 2016 Development Action Plan

## 4. Continue and improve inter-local cooperative programs in the community and county.

- Cooperation—it is important for groups within Dawson County to cooperate on planning, financing, and implementing projects and programs; not only for efficiency, but effectiveness and responsiveness. The following is a general list of local entities that have a collaborative relationship with the City:
  - Dawson Area Development (DAD)
  - Lexington Housing Authority (LHA)
  - Greater Lexington Corporation (GLC)
  - Dawson County
  - Lexington Public Schools
  - Lexington Regional Health Center (LRHC)
  - Lexington Rural Fire District
  - Lexington Community Foundation (LCF)
  - Lexington Area Chamber of Commerce

Action	Responsible Party	Timeframe	Cost
Participate in DAD direction, operation and planning	City representatives	Ongoing	\$30,000 annually
Support Local Partner’s activities	City, CDA	Ongoing	Variable
Organize joint meetings	City, Local Partners	Ongoing	Variable
Develop joint projects/programs	City, Local Partners	Ongoing	Variable

## 5. Improve community education on programs and projects.

- Website/Newsletter/Social Media—the City maintains a general website, as well as publishes an email newsletter called “City Happenings.” The website and newsletter are seen as semi-successful; however, technology advancements and an increase in ways consumers choose to receive information (i.e. text messaging, social media, etc.) allow enhanced opportunity for local governments to communicate with citizens, customers, and visitors.

In 2016, the goal of the City is to use electronic media to improve information sharing, public relations, public participation/input, and interaction with all individuals, businesses, and public entities.

Action	Responsible Party	Timeframe	Cost
Increase electronic media coverage	City	Ongoing	Undetermined



# 2016 Development Action Plan

- Work Sessions—steps have been taken to maintain the planning efforts of the City Council for projects and programs. The Council has initiated regular sessions to work with Staff and local partners on projects and policy; the sessions strengthen collaborative efforts in the area.

Action	Responsible Party	Timeframe	Cost
Continue work sessions	City Council, Staff, Local Partners	Ongoing	N/A

## 6. Support educational and business support programs in the community.

- Education/Training Center—the ability to provide a capable and educated workforce is a pressing issue across Nebraska, as well as the nation. Learning centers are an accepted and indispensable part of worker training programs and a source for educational systems to reach new groups of non-traditional or disengaged students. Two main factors support the operation of learning centers: the growing need for continual skills upgrading and retraining, and the technological advances that have made it possible to teach more and more subjects away from main campuses.

The Dawson County Opportunity Center is a local effort to provide educational, training, and support services to individuals and businesses in the region in a “one-stop” environment. Local partners with a presence in the facility include: Central Community College, Nebraska Workforce Development, Dawson Area Development, City of Lexington, Lexington Chamber of Commerce, and Lexington Public Schools.

The City will continue to support and encourage the expansion of existing education, worker training, and business support programs. Additionally, the City will encourage the development and implementation of further collaborative initiatives working with Lexington Public Schools, the Dawson County Manufacturers Coalition, Central Community College, and other local partners. A specific concept involves the renovation of the remaining 8,000 SF of vacant space in the Opportunity Center to accommodate activities in the areas of entrepreneurial development, business incubation, and industrial worker training.

In 2016, the City will utilize a USDA grant award to renovate approximately 3,000 SF of the Opportunity Center to accommodate entrepreneurial development and business incubation services.

Action	Responsible Party	Timeframe	Cost
Support current programs and encourage new and expanded programs	City, DAD, CCC, Local Partners	Jan-Dec	Undetermined
Plan and implement space renovation	City, DAD	Jan-Dec	\$200,000



# 2016 Development Action Plan

## 7. Support economic development efforts in the community.

- Project Opportunities—over the course of a year, there are numerous prospective projects that look at site or building locations. These include new or expanding business, as well as existing businesses that need retention assistance. The City is committed to providing technical or funding assistance as projects arise. Projects that are viable and in the best interest of the area will be supported to a level that resources allow.

Action	Responsible Party	Timeframe	Cost
Support area projects	City, DAD, CDA, Local Partners	Ongoing	Undetermined

- Speculative Building(s)—the availability of industrial and commercial building space in the community is needed into the future. The goal of constructing speculative buildings is to encourage business development or expansion. As is typical of most business decisions today, site and building searches happen quickly. Generally, building availability becomes a key factor in location or expansion decisions; to remain competitive, a community must have suitable, available space.

In 2016, the City will encourage the development of additional speculative buildings for commercial and industrial development initiatives.

Action	Responsible Party	Timeframe	Cost
Encourage spec building projects	City, DAD, Developers, CDA	Jan-Dec	Undetermined
Market available buildings	City, DAD	Aug-Dec	Undetermined

- Creation of a Local Investment Club—as the provision of speculative building space for commercial and industrial uses is seen as a priority for the community, as well as various other economic development initiatives, the expansion of funding mechanisms to support such activities is increasingly important. Local investment clubs have been successful in many communities across the state; which operate to provide equity and forge public/private partnerships for development projects.

In 2016, the City will encourage the formation of a local investment club. The intent is to leverage private investment to augment available public resources to expand the local economic base, and further develop a culture of collaborative community/economic development activities.

Action	Responsible Party	Timeframe	Cost
Encourage establishment of local investment club	City, Local Investors	Jan-Dec	Undetermined



# 2016 Development Action Plan

## 8. Encourage the development of leadership in the Lexington area.

- Leadership Development—the continued growth of leadership in the community is a concern moving into the future. With a diverse cultural make-up, Lexington has an exceptional opportunity to foster a broad based leadership program for future generations. Effort to identify opportunities should be undertaken over the planning period.

Action	Responsible Party	Timeframe	Cost
Identify opportunities to initiate leadership programs in the area	City, Local Partners	Jan-Dec	Undetermined

## 9. Upgrade public facilities in the community.

- Park and Trail Development and Rehabilitation—the landscape, equipment, shelters/restrooms, sidewalks, lighting, water systems, and other facilities in the City’s existing parks continue to show the effects of age and deferred maintenance. It is important for the City to upgrade and maintain these facilities for the benefit of the citizens. Additionally, as the community continues to develop onto new lands, it is also important that the City plan for the development of new parks, recreational fields, green spaces, and pedestrian trails.

In 2012, a master plan for the redevelopment of Plum Creek and Kirkpatrick Memorial Parks and the development of a new park space in the Sandoz School area was completed. Additionally, the 2013 Comprehensive Development Plan built upon these efforts and contains park and trail plans that will serve as a tool to identify future improvement priorities.

Improvements to the park system will require a substantial investment over a long-term period of time. In 2016, the City will evaluate and prioritize improvements into a formal capital improvement plan. Moving forward, projects will be implemented as resources allow; funding will be aggressively solicited from a wide range of public and private sources.

Action	Responsible Party	Timeframe	Cost
Develop a park and trail CIP	City, Local Partners	Jan-May	Undetermined
Prioritize 2016 work plan	City	May-Jun	Undetermined
Design and implement viable projects	City, Local Partners	Jul-Dec	Undetermined
Solicit funding and cooperative agreements for priority projects	City, DAD, Consultant. Local Partners	Ongoing	Undetermined
Prioritize 2017 work plan	City	Sep-Dec	Undetermined



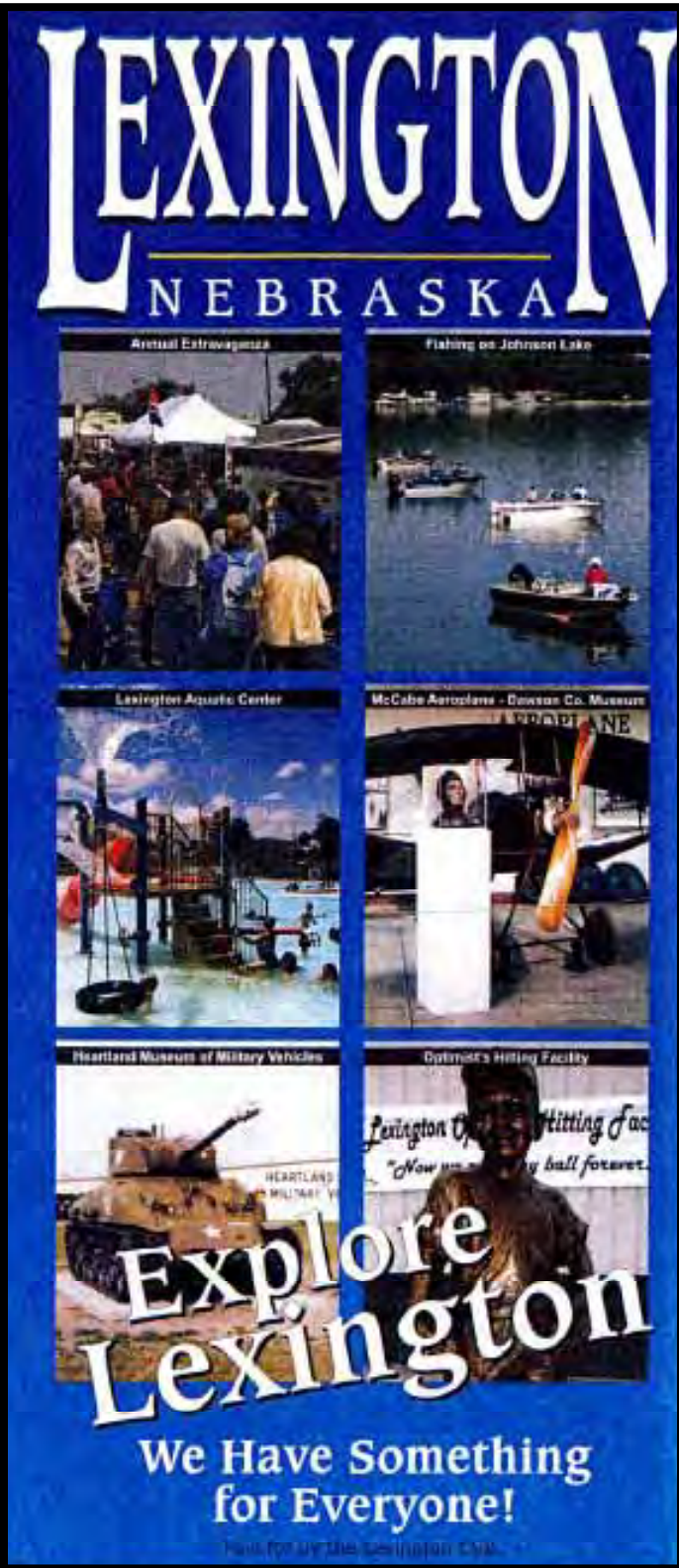
# 2016 Development Action Plan

- Electric System Improvements—as the community continues to develop, the demand for residential, commercial, and industrial electric capacity increases. In 2007, a system distribution study was completed by NPPD. Following review of the study in early 2008, the City Council adopted a 10 year capital improvement plan.

In 2008, the first phase of the capital improvement plan was implemented with success. Additional phases of the capital plan will be implemented in 2016 and beyond as resources allow; accompanied by continued system evaluation by NPPD and City Staff.

Action	Responsible Party	Timeframe	Cost
Complete system improvements	City, NPPD	Jan-Dec	\$500,000
System study and evaluation	City, NPPD	ongoing	Variable

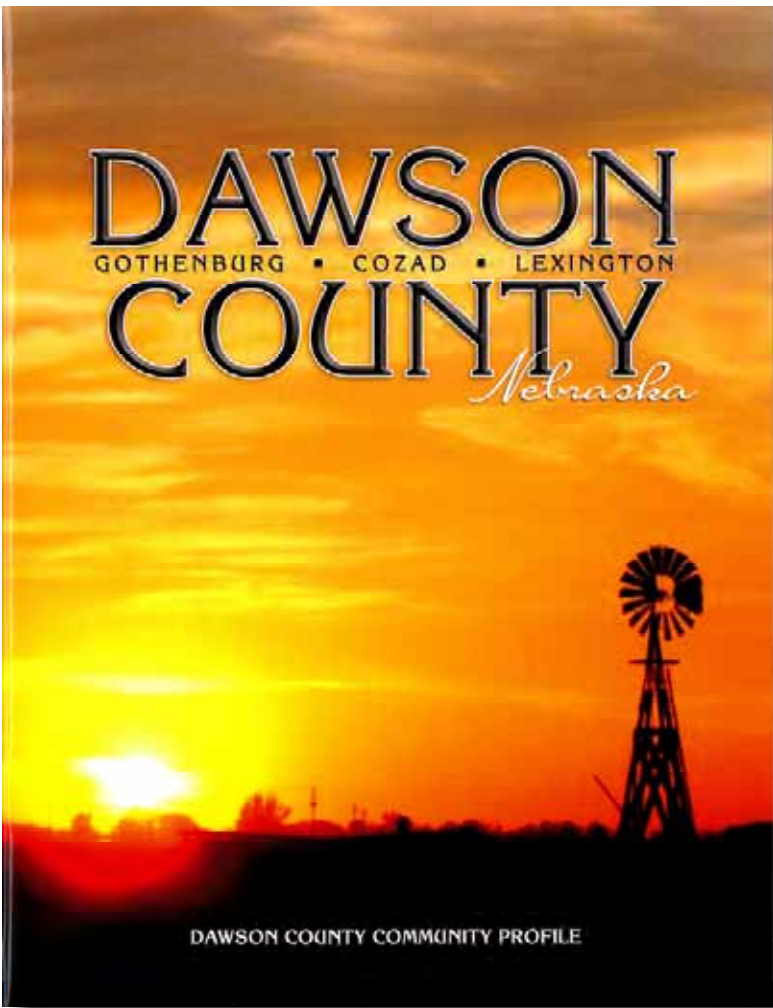




## Explore Lexington

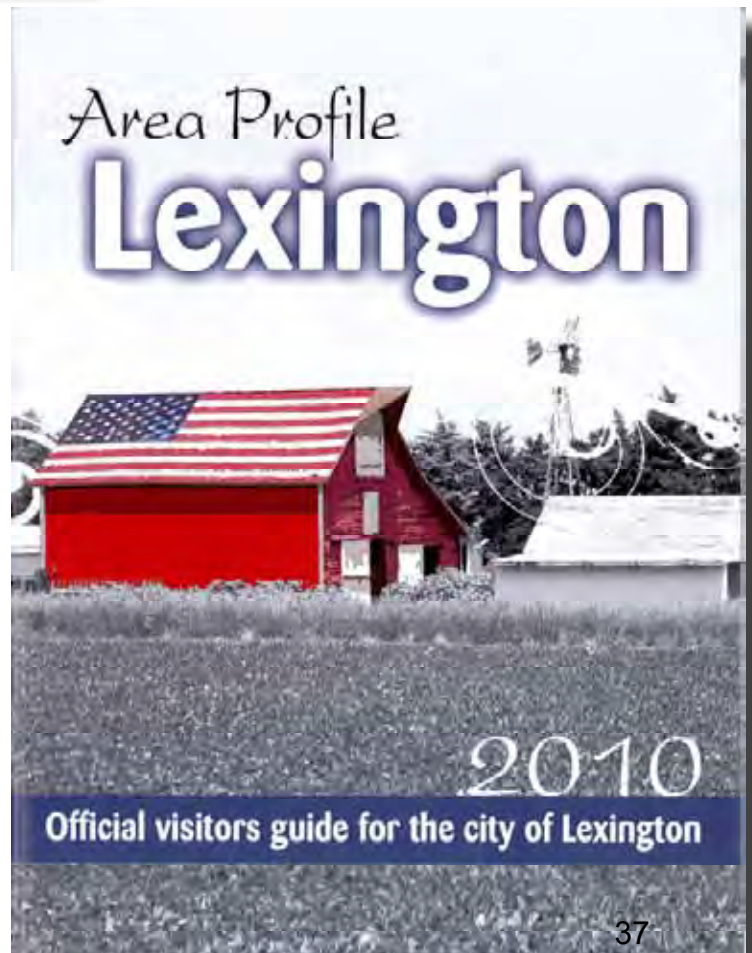
•*printed brochure*






**DAWSON COUNTY**  
***Profile Magazine***  
***Cozad • Gothenburg • Lexington***

**LEXINGTON AREA  
PROFILE MAGAZINE**






**HEARTLAND MUSEUM OF MILITARY VEHICLES**  
 Dedicated to Those Who Served



Lexington, Nebraska

**HMMV**  
 Heartland Museum of Military Vehicles

- 100 vehicles
- See, touch, sit in them
- Open daily M-Sa 10-5, Su 1-5



**FAMILY AQUATIC CENTER**  
 Lexington




Historically known as "Plum Creek", until 1889, Lexington invites you to tour their showcase of historic homes and buildings.

Drive down spacious brick streets, starting at 5th and Washington Street and reminisce with us...

**1. 423 North Washington**

The Blakelee Bank was built in 1888. This two-story brick building's entryway angled northwest. Due to remodeling, the store front now faces west and the beautiful lead glass windows above the entryway were painted. Located inside is the original bank vault. The building now houses a Coffee and Gift Shop.

**2. 501 & 503 North Washington**

This building has ornate moldings and original metal cornices, as well as CARR & FLEMING etched in its facade. It's 1888 architecture reflects the "Italianate style".

*In 1891, two anarchists fired a brick downtown Plum Creek, destroying all the buildings on the east side of the street and left the Carr and Fleming Building and the First National Bank Building standing like bookends at the corners of the west side of the street.*

# Local Attractions

**Lexington Area Antique Dealers Directory**  
 Open Year Around



**Annual Antique Events**

Lexington Area Chamber of Commerce  
**27th Annual Antiques, Crafts & Flea Market Extravaganza**  
 Labor Day Weekend

Sneak Preview: Friday Night 5:00 - 8:00 p.m.  
 Sat. 9:00 a.m. - 5:30 p.m. 8:00 - 11:00 p.m.  
 Sun. 9:00 a.m. - 4:00 p.m. 3:00 - 6:00 p.m.

Featuring on:  
 Saturday 8-11-2013  
**Antique Tractor Show**  
 Sponsored by All Points Cooperative

Sunday 9-1-2013  
**Antique Classic Car Show**  
 Sponsored by Platte Valley Auto Mart


**And**  
**The Lexington Spring Fling Antique Market**  
 Memorial Weekend  
 Sat. 9:00 a.m. - 5:00 p.m.  
 Sun. 10:00 a.m. - 4:00 p.m.

Held at the  
 Dawson County Fairgrounds  
 S. Plum Creek Parkway


**TRAILS ACROSS Dawson County**



1501 PLUM CREEK PARKWAY - 308.324.5504  
 WWW.VISITLEXINGTON.ORG



135 W. 8th ST. - 308.784.3930  
 WWW.COZADCHAMBER.COM



1001 LAKE AVE. - 308.537.3505  
 WWW.GOTHENBURGDELIVERS.COM

PAID FOR BY THE LEXINGTON CVB



Lexington Center



Central Community College  
 Lexington Center  
 Telephone: 308-324-5936  
 Toll Free: 877-212-0780

**Citizens Advisory Review Committee Meeting  
Lexington Economic Development Program  
December 3, 2015**

**2000 ED Program**

Program Start Date: May 1, 2000  
 Sales Tax Proceeds Anticipated Per Year: \$ 167,500.00  
 Sales Tax Proceeds Anticipated Per Month: \$ 13,958.33

	<u>Thru Dec 2, 2015</u>	<u>Thru Nov 17, 2014</u>	<u>Period Fund Activity</u>
<b><u>Revenues to Fund:</u></b>			
Sales Tax Proceeds Received to Date	\$ 1,675,000.00	\$ 1,675,000.00	\$ -
Interest Received to Date	\$ 41,105.05	\$ 41,009.44	\$ 95.61
Sale of Bonds (3-15-02)	\$ 750,000.00	\$ 750,000.00	\$ -
Revenue Received from Land Contract	\$ 200,000.00	\$ 200,000.00	\$ -
Revenue Received from Sale of Land	\$ 228,562.50	\$ 228,562.50	\$ -
Revenue Received from Bank Loan	\$ 720,000.00	\$ 720,000.00	\$ -
Revenue Received from Loan Payment--CEL	\$ 1,109,870.91	\$ 1,109,870.91	\$ -
Revenue Received from Spec Building Loan	\$ 250,000.00	\$ 90,000.00	\$ 160,000.00
Revenue Received from CED Loan	\$ 322,909.95	\$ 322,909.95	\$ -
Revenue Received from Land Rent	\$ 28,570.00	\$ 28,570.00	\$ -
Total Revenues	\$ 5,326,018.41	\$ 5,165,922.80	\$ 160,095.61
<b><u>Expenditures from Fund:</u></b>			
Wayne Shoe Stores	\$ 60,000.00	\$ 60,000.00	\$ -
Industrial Park Land Purchase	\$ 753,756.74	\$ 753,756.74	\$ -
Miscellaneous Expenses	\$ 816.00	\$ 816.00	\$ -
CED Computer/Video Project--Community Marketing	\$ 4,736.10	\$ 4,736.10	\$ -
Industrial Land Phase I Environmental Study	\$ 2,000.00	\$ 2,000.00	\$ -
EDA Matching Funds--Industrial Road Paving Project	\$ 151,775.00	\$ 151,775.00	\$ -
Reimbursement of Rent From Land Sale	\$ 2,284.80	\$ 2,284.80	\$ -
Lexington Development Land Master Planning	\$ 20,000.00	\$ 20,000.00	\$ -
Loan to CEL	\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Retail Development Marketing Contract	\$ 70,000.00	\$ 70,000.00	\$ -
Loan to Sund Investments LLC--Spec Building	\$ 250,000.00	\$ 250,000.00	\$ -
Loan to CED	\$ 401,538.00	\$ 401,538.00	\$ -
Loan to City--Opportunity Center	\$ 300,000.00	\$ 300,000.00	\$ -
SE Business Park Project	\$ 166,000.00	\$ 166,000.00	\$ -
Loan Payment from Bank Loan	\$ 757,478.91	\$ 757,478.91	\$ -
SE Business Park Site Development Planning	\$ 14,710.58	\$ 14,710.58	\$ -
Loan to 2010 ED Sales Tax Fund	\$ 318,000.00	\$ 318,000.00	\$ -
Bond Payments	\$ 887,553.19	\$ 887,553.19	\$ -
Total Expenditures	\$ 5,160,649.32	\$ 5,160,649.32	\$ -
Fund Balance	\$ 165,369.09	\$ 5,273.48	

**Public Hearing before the City Council on December 8, 2015--5:30 p.m.**

**2010 ED Program**

Program Start Date: May 1, 2010  
 Sales Tax Proceeds Anticipated Per Year: \$ 167,500.00  
 Sales Tax Proceeds Anticipated Per Month: \$ 13,958.33

	<u>Thru Dec 2, 2015</u>	<u>Thru Nov 17, 2014</u>	<u>Period Fund Activity</u>
<b><u>Revenues to Fund:</u></b>			
Sales Tax Proceeds Received to Date	\$ 954,432.37	\$ 785,861.25	\$ 168,571.12
Interest Received to Date	\$ 1,922.47	\$ 1,689.46	\$ 233.01
Loan from 2000 ED Sales Tax Fund	\$ 318,000.00	\$ 318,000.00	\$ -
Revenue Received from Spec Building Loan	\$ 250,000.00	\$ -	\$ 250,000.00
Revenue Received from DAD Loan	\$ 23,200.00	\$ -	\$ 23,200.00
Revenue Received from Bank Loan	\$ 240,000.00	\$ 240,000.00	\$ -
Total Revenues	\$ 1,787,554.84	\$ 1,345,550.71	\$ 442,004.13

<b><u>Expenditures from Fund:</u></b>			
REDLG Grant Match	\$ 120,000.00	\$ 120,000.00	\$ -
SE Business Park Project	\$ 190,000.00	\$ 190,000.00	\$ -
Miscellaneous	\$ 72.04	\$ 72.04	\$ -
Loan to Sund Investments--LLC--Spec Building	\$ 250,000.00	\$ 250,000.00	\$ -
Loan to DAD--Spec Building	\$ 232,000.00	\$ 232,000.00	\$ -
Loan Payment from Bank Loan	\$ 245,910.91	\$ -	\$ 245,910.91
Loan to Orthmand Investments	\$ 500,000.00	\$ 500,000.00	\$ -
Total Expenditures	\$ 1,537,982.95	\$ 1,292,072.04	\$ 245,910.91

Fund Balance \$ 249,571.89 \$ 53,478.67

**Public Hearing before the City Council on December 8, 2015--5:30 p.m.**