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**Annual Report**

**THE PLACE  
FOR YOUR PLANS  
2015**

You Have Plans. **We're Your Partner.**



# A PLACE FOR YOUR PLANS IN 2015

It is always great when plans come together. Sometimes it feels like we spend so much time in meetings and planning sessions we lose sight of what we are trying to accomplish. That has not been the case in Dawson County recently. The plans developed in the past few years are the foundation for a lot of exciting new projects.

Housing is consistently a top priority for all of the cities and villages in Dawson County. The area communities once again worked with a consultant to develop a county wide housing plan which is currently being executed. The first result of that planning effort was the Heritage Gardens multi-community duplex project. Twenty duplexes for senior citizens are being built in Gothenburg, Cozad, and Lexington. The second regional housing project is a program to purchase dilapidated housing, rehabilitate them, and resell them to qualified homebuyers. Other housing projects initiated by the communities are being undertaken in the individual communities as a result of needs substantiated in the housing plan.

Over the past few years Lexington, Gothenburg, Cozad and Elwood have completed Downtown Revitalization Plans. Cozad and Gothenburg are just starting to see transformation in their downtown business districts, with old buildings looking new once

again. The demolition of the Rialto theatre in Cozad caused many of us to reminisce about old movies we saw there, but we are excited to re-use that space into something that will create new memories for current residents. In Lexington the Majestic Theatre was restored and has already been a huge success. We continue to look forward to the new gathering spaces, business improvements, and amenities that will help to keep our downtowns vital and successful.

Another DAD Leadership graduated in May. The Leadership class learned a lot about the area and our economy. Their class project was to raise money, volunteer, and help out the Dawson County Historical Museum. Everyone is encouraged to visit the museum and check out the improvements.

Our office experienced some changes in the past year. As many of you know, Deb Jensen made good on her plans for retirement, and Stephanie Nichols moved from the area. After heavy consideration it was determined that the ABLE program would be discontinued and the new community development position would be heavily focused on housing. We were thrilled that Suzanne Brodine, former Assistant City Manager of Kearney, joined our staff in May.

As always, we have enjoyed working with all of our stakeholders this past year. We look forward to another great year in Dawson County!!

## DAD STAFF

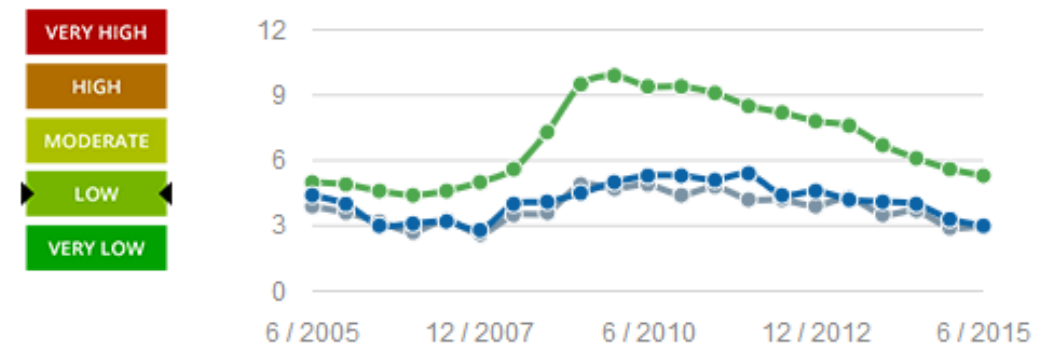
**Jennifer Wolf,**  
Executive Director

**Suzanne Brodine,**  
Community Development Coordinator

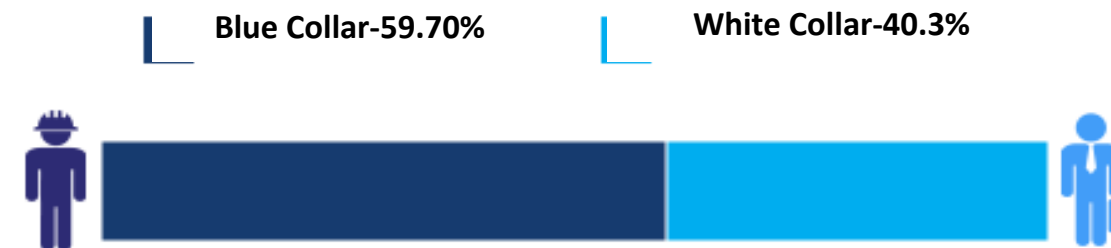


## Unemployment for Dawson County, NE

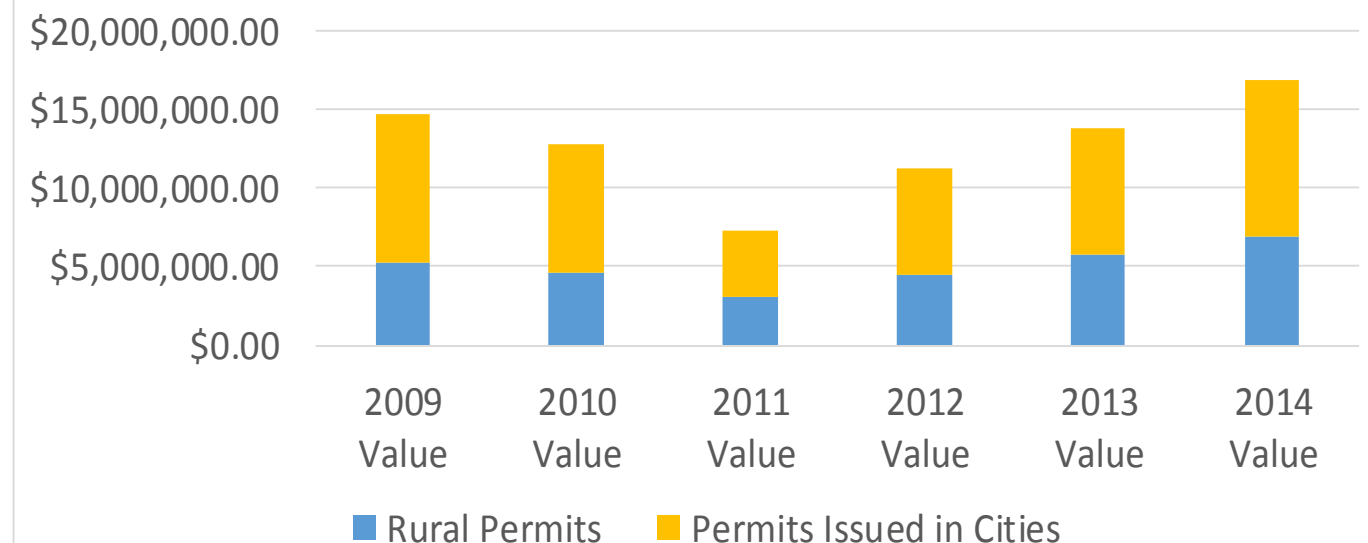
Unemployment in Dawson County is 3%. It is relatively the same as the state of Nebraska and lower than the national averages of 5.3%



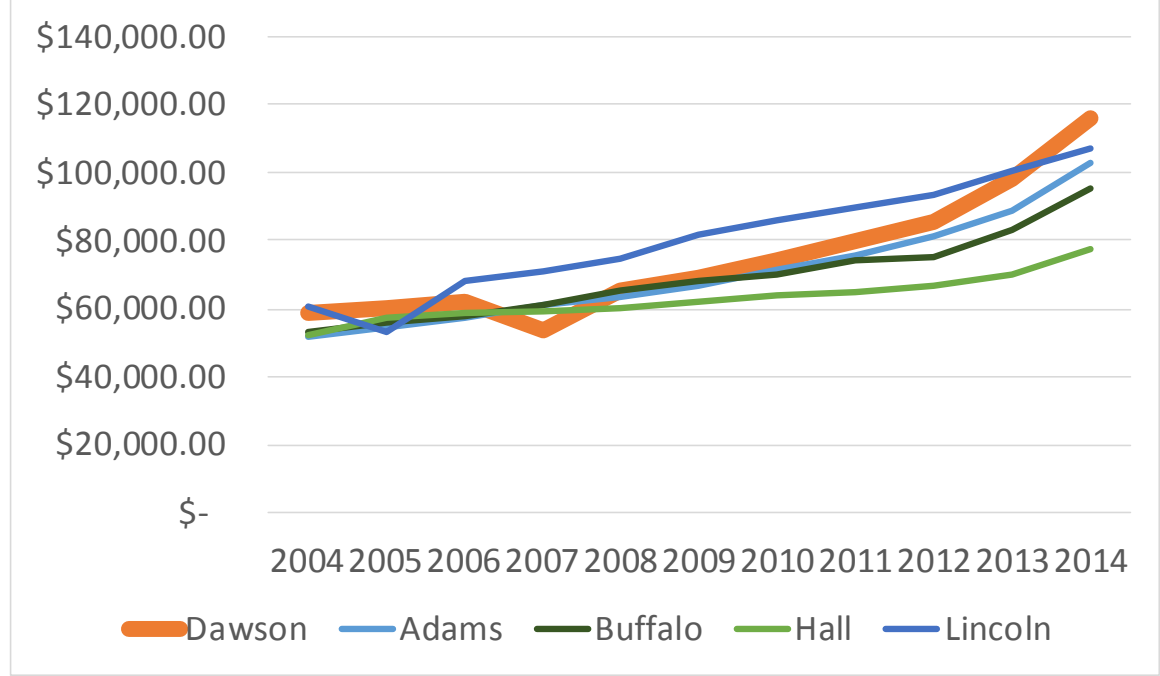
## Workforce Breakdown for Dawson County,



## Dawson County Building Construction Value 2009-2014

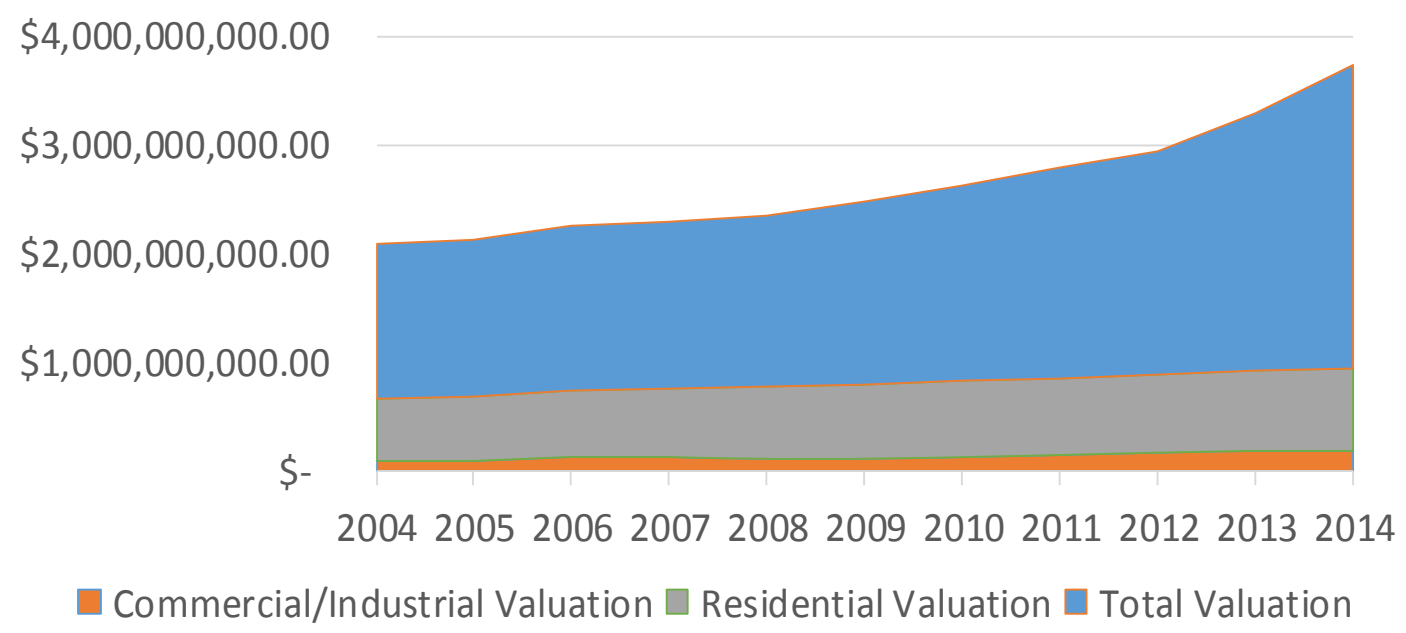


### Valuation per Resident Comparison



Over the last ten years in Dawson County, real and personal property valuations have steadily risen. Capital investment in industry, commercial projects, and residential development contribute significantly to these figures. Although the population of Dawson County remains steady, the investment in the County continues to rise. In comparison to other counties, Dawson has experienced a rise in valuation—while also maintaining population levels. Capital investment in Dawson County is in the enviable position of growing the tax revenue

### Dawson County Valuation 2004-2014



**2014-2015 Grant Activities**  
*\$1,244,000 RECEIVED*  
*FOR AREA PROJECTS*

**Every \$1 Of Dues Returned \$8 of Grant Funds**



### Projects Assisted with Grants

- Lexington Streets & Sidewalks**
- Lexington Public Schools-Majestic Theatre**
- Gothenburg, Cozad, and Elwood Downtown**
- Tyson Foods Workforce Training Program**
- Dawson County Purchase-Rehab-Resale Housing Program**
- Dawson County Victim Witness Program**
- Dawson County Juvenile Justice**

# 2014-2015 Community Projects

