



DAWSON AREA DEVELOPMENT

ANNUAL REPORT



DAD BOARD OF DIRECTORS

John Fagot, Chairman, Lexington
Susan Kloeping, Vice Chairman, Cozad
Bruce Clymer, Secretary/Treasurer
Gothenburg

Dean Kugler, Dawson County
Dave Stenberg, Dawson County

Mike Bacon, Gothenburg
Joe Peplitsch, Lexington
Mark McKeone, Cozad
Lance Kizer, Overton
Karen Widick, Farnam

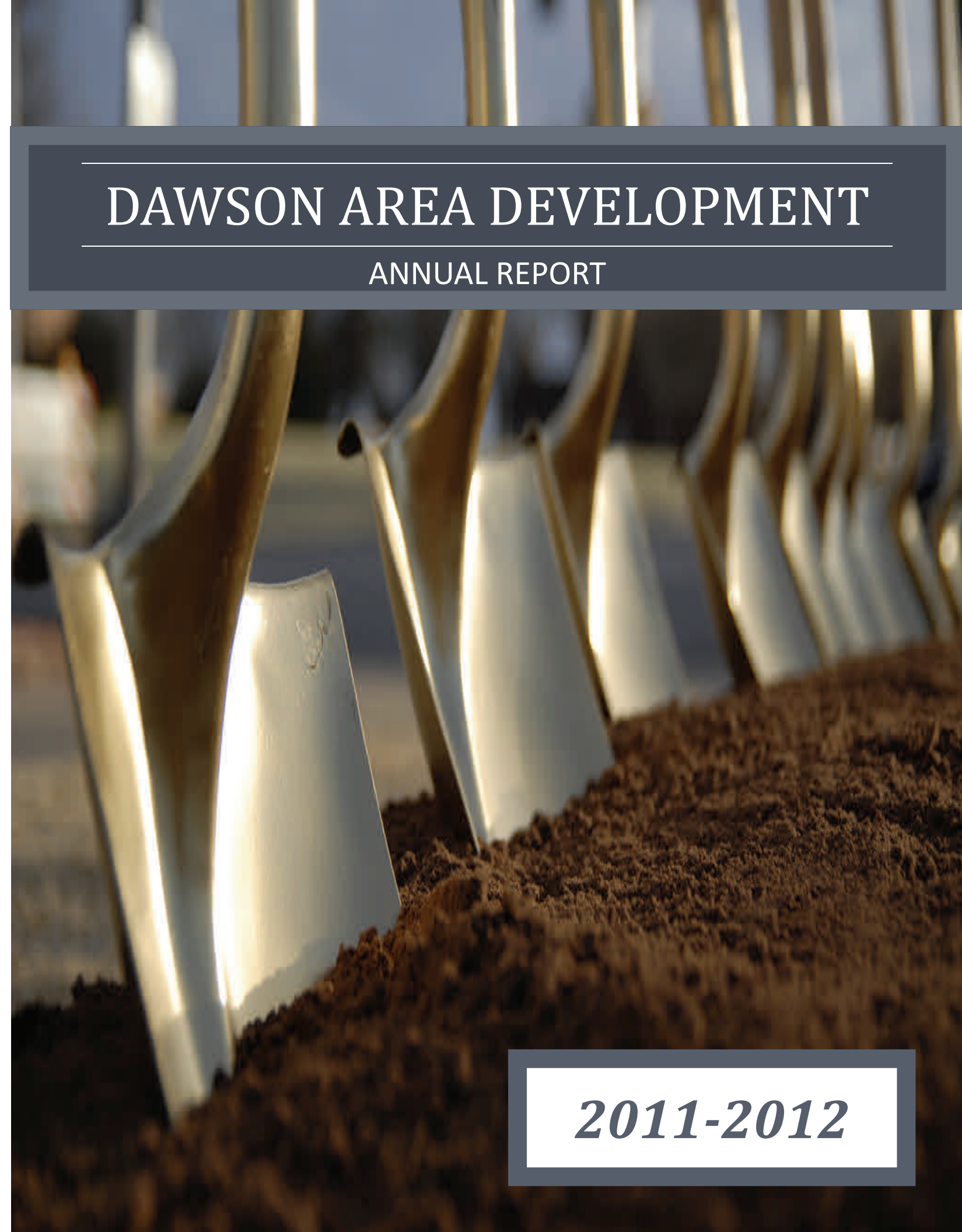
www.dawsonareadevelopment.com

www.dawsoncountycareers.com

1501 Plum Creek Parkway #2B
Lexington, NE 68850

Phone: 308-217-0008
Fax: 308-324-5505
jen@dawsonareadevelopment.com

2011-2012



BREAKING GROUND IN 2011

What an amazing twelve months we have had in Dawson County. We have had many “groundbreaking” events. We were the first non-metro area in the state to receive site and building development funds, a new program for developing industrial sites and buildings. Gothenburg will be installing the infrastructure to their rail served industrial site very soon. Gothenburg, Cozad, and Lexington were also the first communities in the state of Nebraska to directly be awarded USDA Rural Economic Development Grant Funds. This means over \$1 Million will be available for business retention and attraction projects.

Not only did we break ground on a state wide level, we literally broke ground in our communities. Site prep work has begun on the future home of Orthman Manufacturing. Orthman has already expanded its employment level by about 150, and hopes to add another 100 employees when the new 115,000 sq. ft. plant is built

Dawson County celebrated the opening of two start up companies with “groundbreaking” technology. Industrial Skins will revolutionize the ceiling tile industry and Rayeman Elements has discovered a method for producing pellets that has endless possibilities. Both companies have patented their production process and both companies chose Daw-

son County as the place to launch their start-ups.

Two economic development projects that have been in the works for quite some time finally opened for business in the past year. Health & Human Services moved into their new home at the Opportunity Center, providing 50 new jobs in the county. Lone Wolf Wurst Meats in Eustis opened the doors to their new facility in May of 2012, and will be adding 11 new jobs.

The DAD office has been very busy with projects across the county. We have finished up with Downtown Revitalization in Gothenburg, Cozad, and Lexington and are about to get started in Elwood. The Dawson County Historical Society will soon begin their renovations to become more accessible to the public. The Cozad middle school is ready to be torn down and will soon be the home to new housing units. Progress is all around us in Dawson County, and it is truly exciting!!

DAD STAFF

Jennifer Wolf, Executive Director

Deb Jensen, Community Dev. Coordinator

Stephanie Nichols, ABLE Coordinator



What are people saying about Dawson Area Development?



Robyn Geiser, Executive Director Cozad Development Corporation

“Dawson Area Development under the leadership of Jen Wolf has been a great asset to the community of Cozad. Jen and her staff have worked on many projects and are diligent, effective and innovative in their approach to all opportunities. We look forward to working with the DAD team in the years to come!”



Doug Breining, President Lone Wolf Wurst Meats Inc.

“Dawson Area Development has become a reliable partner for Lone Wolf Wurst Meats, LLC. From the conception of our company to establishing our product-line in the marketplace; Dawson Area Development has been a significant resource for LWWM and has been a contributor to remarkable growth.”



Ed Houlden, Vice Chairman Village of Elwood

“Elwood has had the privilege to work with DAD on several projects. We have developed a strong partnership that has benefitted the community of Elwood and all of the Dawson/Gosper county area.”

Sam Western, CEO Rayeman Elements, Inc.

“Working with Jen Wolf and Dawson Area Development has been an unbelievably gratifying experience, one we hope will continue for quite some time. There is no way we would have been able to do as much as we have done in such a short time period if not for the fast action and partnership developed with DAD over this last year. We plan to continue working with Jen and everyone there to help our business grow and thrive.”





At a time when Dawson County lost their second largest employer, the county still managed to see positive employment and population growth. Our 2011 job growth rates were higher than the metropolitan areas of Nebraska.



Dawson County experienced growth in property assessments in all categories. These figures are attributable to new investment only, and does not include the increase in valuations from existing property.

DAWSON COUNTY

WORKFORCE & POPULATION



1.1%

2011 Job Growth



24,803 1.75% Population Growth



37.1% Future Predicted Job Growth

Source: U.S. Census Bureau American Community Survey 2011 Population Survey

DAWSON COUNTY

PROPERTY ASSESSMENTS-2011



1.99% Residential & Recreational



6.22% Commercial & Industrial



4.77% Total Real Property

Source: Nebraska Department of Revenue Property Assessment Division 2011 to 2012 Percentage Change in Valuations

2011-2012 Grant Activities

\$2,133,000 RECEIVED

EVERY \$1 OF DUES

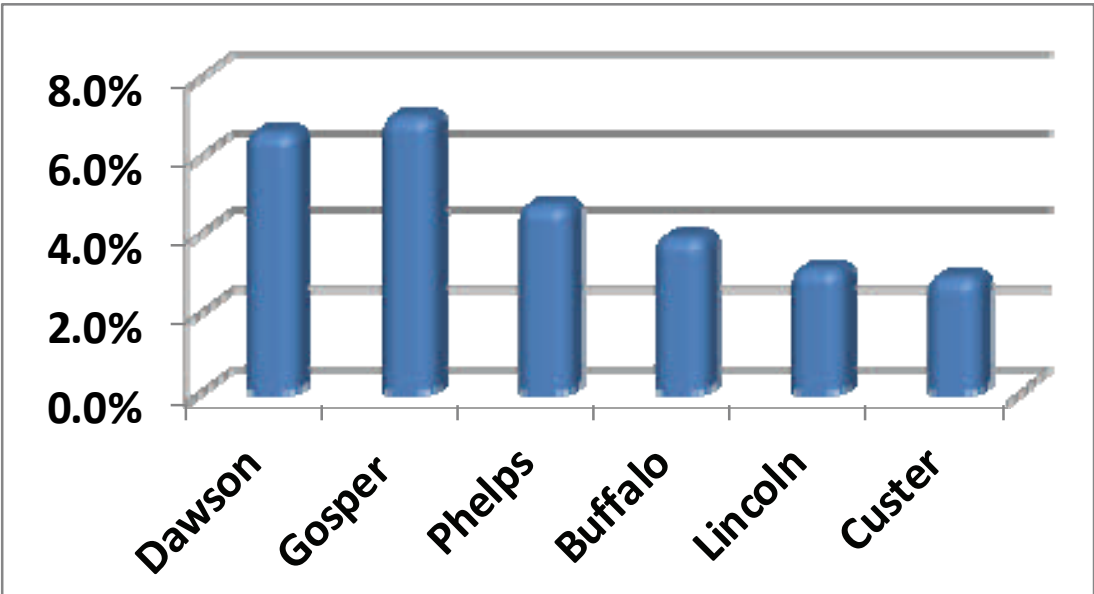
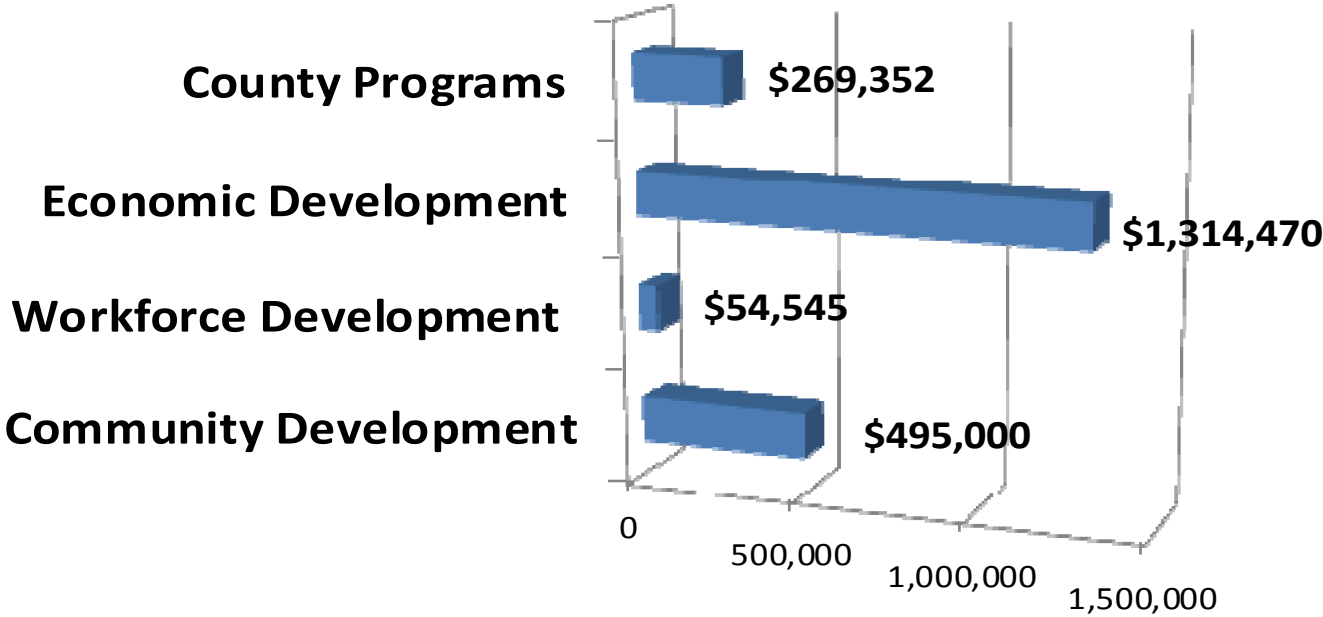


YIELDED \$18 IN GRANT FUNDS



Dawson County experienced a 6.6% growth in sales tax collections from 2010 to 2011. This is almost twice as much as most neighboring counties experienced for the same period. Additionally, Dawson County's net taxable sales are almost 65% higher than other counties of the same size.

INCREASE IN SALES TAX COLLECTIONS-2011



Source: Dawson Area Development 2011-2012 Grants Report

Source: Nebraska Department of Revenue Net Taxable Sales 2011 for Nebraska Counties