

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. **ATTACHMENT 1**

**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](http://www.cityoflex.com/) [Facebook](https://www.facebook.com/City-of-Lexington-Nebraska-157277430966096/?fref=ts)
* Dawson Area Development: [Website](https://www.dawsonareadevelopment.com/) [Facebook](https://www.facebook.com/DawsonAreaDevelopment/)
* Lexington Community Foundation: [Website](http://www.lexfoundation.org/) [Facebook](https://www.facebook.com/LexingtonCommunityFoundation/)
* Lexington Chamber of Commerce: [Website](http://www.lexcoc.com/index.php) [Facebook](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 City of Lexington website and the LOIS link is**:** [**LOIS-80 Acre**](https://app.locationone.com/sites/5e3d70f3e3d7144ba97e5ed2?organization=59eaba35bec80e09b4bbf036)

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. It is close to Interstate 80 and U.S. Highway 283, 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 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 Summary report included as **Attachment 3. 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).

1. **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).

1. **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. Developable 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 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.

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

The City of Lexington, in cooperation with Dawson Area Development, intend to schedule monthly visits to existing businesses in Lexington. Typically, in one day, five to six businesses can be 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.

With the 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 be large manufacturing, retail, value added agriculture, and transportation/logistics. 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. Joe Pepplitsch, City Manager, will complete the follow-up. In the past twelve months the following visits were made:

1. Downey Drilling
2. Tyson Fresh Meats
3. Master Hand Milling
4. Orscheln Farm & Home
5. T.L. Sund Constructors
6. Volvo Trucks of Lexington
7. Mac’s Creek Winery and Brewery
8. Orthman Manufacturing
9. Fastenal Tools
10. Anytime Fitness
11. Chief Ethanol Fuels
12. Darling International
13. MRK Truck Wash
14. Runza Restaurant
15. Lexington Housing Authority
16. Lexington Regional Health System
17. Central Community College
18. Nebraska Workforce Development
19. Bob’s True-Value
20. Bauer Built Tires
21. Elite Endeavors, LLC
22. Nebraska Brand Inspectors
23. YMCA Lexington
24. S.S. Pawn Shop
25. Designer Craft Woodworking
26. Eilers Machine & Welding
27. Burger King
28. Nebraska Department of Health and Human Services
29. Heartland Chevrolet Buick
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:

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. DAD Industry/Business appreciation golf tournament and banquet……

**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/>

The 2021 Action Plan is on the City’s website at: [2021 City of Lexington Action Plan](http://info.cityoflex.com/pubrecdocs/2021_Lex_Action_Plan_a.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 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 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**

* [City of Lexington](http://www.cityoflex.com)
  + [Parks and Recreation](https://cityoflex.com/parks-recreation/)
  + [Economic Development](https://cityoflex.com/economic-development/)
  + [Dawson Area Development Introduction Video](https://www.youtube.com/watch?v=rlUDwzH3N5I)
  + [Dawson Area Development Tourism](https://www.youtube.com/watch?v=cyiJ_j6MD78)
  + [Nebraska Diplomats 2015 Video](https://www.facebook.com/157277430966096/videos/1223481514345677)
* [Lexington Area Chamber of Commerce](https://lexcoc.com/)
  + [Lexington Overview](https://lexcoc.com/lexington-overview)
  + [Relocation Information](https://lexcoc.com/relocation-information)
  + [Chamber of Commerce 2021 Visitor’s Guide](https://lexch.com/special_sections/page-1/page_bfd7439a-f626-528f-8ae0-91f706dff29f.html)
* [Orthman Community YMCA](https://www.ymcaoftheprairie.org/locations/the-orthman-community-ymca/)
* [Lexington Community Foundation](https://www.lexfoundation.org/file_download/inline/c82e3359-a5fc-405f-ba82-f8318eb660ff)
* [Lexington Regional Health Center](https://lexingtonregional.org/)

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 first approved a program in 2000. Since that time, a program has been re-approved by voters for two additional 10-year terms, through 2030. The economic development program provides for the costs for travel, contracted service providers, 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 leverageable resources for future use.
* Investments-The City of Lexington 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.
* 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 resources available to assist business development or retention.
* Lexington’s economic development budgets for 2021 are included as **ATTACHMENT 6**:

**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](http://info.cityoflex.com/econdev/lex_wage_employment_2020.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.

**Part XI. 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 Pepplitsch**

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 XII. Economic Development Evaluation**

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

The City of Lexington has been active in economic development. In the past twelve months, there have been several successful projects including;

* Housing Development—
* Orthman Manufacturing is building a new facility north of the intestate 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. Discuss BiocarbN project…….
* 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 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 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.

1. *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 received a planning grant from the Civic Community Center Financing Fund to complete a feasibility study on the development of an indoor recreation facility for racquet sports and other community recreational activities. The study will be complete in 2021 with the goal of applying to the CCCFF for construction dollars moving forward……….

**Housing Development Projects:**

Housing has been the focus of Lexington’s efforts the last five years. $31,913,000 of value have been developed. 255 multi-family, two family and single-family housing units have been constructed in 4 different 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; being portions of the Northwest Second, Third, Fourth, Fifth, and Sixth Additions, as well as vacant lots in Paulsen’s First Addition and Parkview Addition.

With the completion of infrastructure improvements in the Northwest Fifth and Sixth Additions 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 will market the available housing lots over the course of the planning period.

Additionally, a 24-unit condominium development is under construction in the Northwest Fourth Addition. The Concord, a 55+ owner-occupied project, currently has 16 units completed, with 4 additional units pending construction in early 2021.

Green spaces and pedestrian trails to augment the northwest area will be planned and constructed in 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; being portions of the O’Donnell Addition, O’Donnell Second Addition, O’Donnell Third Addition, and un-platted lands.

In late 2020, the City re-platted a portion of this property to create 15 housing lots along N. Fillmore and E. 16th Street, being O’Donnell Fourth Addition. 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; platted as St. Ann’s Second Addition.

In late 2020, the City began construction of infrastructure to support the development of the area. The Phase 1 infrastructure will support an initiated 50-unit LIHTC housing project, 40 additional single/two-family 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 2021, the City will complete the Phase 1 infrastructure improvements and promote housing development for the area.

With assistance from ***NIFA Housing Grant Funding***, completed a local and area wide Housing Wide Study in 2018. The plan resulted in several projects, including a regional ***LIHTC*** project with Prairie Fire Development involving twenty-five duplexes in Lexington slated to be done in 2021.

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.

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 2016-2021:**

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 2016-2021**

In 2019, 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.

1. *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 Pepplitsch are active member and participates in trainings offered by Nebraska Economic Developers Association and Mid-American Economic Development Council.
* Pepplitsch 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 and are looking at a regional Brownfields Assessment program with the NDEQ TAB team.

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

|  |  |  |
| --- | --- | --- |
| # of |  |  |
| 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. |