

2024 *INVESTMENT DRIVE*



York County
Development
Corporation
COMING TOGETHER TO GROW

601 N. Lincoln Avenue,
York, NE 68467

Office: 402-362-3333 / Cell: 402-326-1125
www.YorkDevCo.com / YCDC YouTube Channel
<https://twitter.com/YorkNEDevCo>

Letter from the President, Eric Montgomery



With my second-year winding down as President and heading into the holiday seasons, I am very excited for the opportunities that we have in front of us as a county. I believe we are positioned to grow in our three main areas that YCDC has been actively pursuing; Land market, affordable housing, and daycare. All of these are needed to continue to grow and support our local businesses and attract new entrepreneurs and

corporations to our county.

I will not go through the entire list of things that the YCDC team has accomplished this year in each of these areas. I would encourage you to ask Lisa or one of the other executive board members including myself about them. Although York is in our name, we have strived to not only serve the City of York, but actively seek more engagement from our smaller communities in the county. I am very pleased to see these partnerships growing within each community. Although there are always challenges to growth, we will continue to empower individuals to innovate, which will drive economic growth.

As always, without the support of our YCDC members none of this important work could be possible. I'd like to thank you for your continued support, not only financially but as an integral part of what makes our county, the best county to live in within this great state of Nebraska. As we continue into next year, please consider increasing your membership to help us meet the financial challenges of this important work. From the Montgomery family to yours, I wish you all a blessed holiday season surrounded with those that matter the most to you.



2023
Impact
Awardees



York
University
Prep Night



Manufacturing
Tours at Klute
Inc.

YCDC Staff (from left):

Business Manager Deb Heskett,

Executive Director Lisa Hurley CECD,

Development Coordinator Emily Perry.



Meet new staff, Anthony Hodson!

Anthony Hodson is currently a senior studying Global Leadership and Sports Management at York University. Anthony has been serving as the Development Growth Associate which will allow him to generate appealing content, update job listings, develop website updates, assist with business retention and expansion interviews, and complete the work of community surveys, and help with YCDC events.







As a YCDC member you are investing in the future growth of our county for the benefit of all residents and businesses.

YCDC members share a continued interest of economic growth of York County by retaining, expanding, attracting, creating, and enhancing the economic vitality of York County, Nebraska.

Focused on business growth, housing, talent recruitment/retention and development, membership training, technical assistance, and quality of life initiatives.

YCDC Members Investment = DIFFERENCE

<p>Structural Engineer Job Type: Full-Time</p> 	<p>Structural Engineering Internship Category: Seasonal Job Type: Internship</p> 
<p>Maintenance Worker I - Parks & Rec City of York Category: Maintenance Job Type: Full-Time</p> 	<p>Manager, HR Partner (onsite) 01629761 Collins Aerospace Category: Administration, Human Resources, Manager Job Type: Full-Time</p> 



All members receive their page in our business directory, can post in the job directory which is shared nationally, and Member Spotlights on social media. We will share investors' social posts (if seen), and try to highlight the higher levels more often.

- * \$100 - \$250 is for start-ups or in-home businesses that are in the early stages of their business.
- * \$250 - \$499 is for businesses that are a little more established and have a few employees.
- * \$500 - \$999 is for businesses that have been growing and adding to their employee base. This is typically where potential employee community tours start.
- * Gold (\$1,000-\$1,499) receives a board seat if desired, and a confidential and conflict of interest form. Every \$1,000 in investment receives another seat.
- * At Platinum (\$1,500) and Diamond (\$2,500), we start thanking members on our Podcasts
- * The Titanium (\$5,000+) level investors get a 30-second commercial on the podcasts.

 <p>HENDERSON STATE BANK 1040 N Main Street PO Box 605 Henderson, NE 68371 1-402-723-4441</p>	 <p>HERITAGE REALTY 111 E 6th Street York, NE 68467 1-402-362-4427</p>	 <p>HITZ TOWING INC. 1032 S Lincoln Avenue York, NE 68467 402-362-4145</p>
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YCDC continued to support local businesses and attended multiple ribbon cuttings such as Southeast Community College's.



Lisa continued to expand the YCDC network while attending the IEDC Annual Conference.



YCDC supported Peyton Parker Lane Playground and attended their grand opening.

Communities Coming Together to Grow by Investing in YCDC in 2023



York County



Village of Benedict



Village of Bradshaw



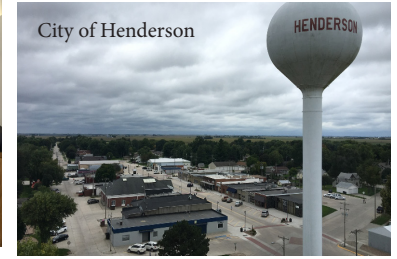
Village of McCool Junction



Village of Waco



City of York



City of Henderson

2023 York County Development Corporation Investors

Municipalities

City of Henderson
 City of York
 City of York-Holthus Convention Center

Village of Benedict
 Village of Bradshaw
 Village of Gresham

Village of McCool Junction
 Village of Waco
 York County

Titanium (\$5,000+)

Agri-Products, Inc.
 Cornerstone Bank

Diamond (\$2,500 - \$4,999)

Central Valley Ag
 Henderson State Bank
 Mead Lumber Company, Inc.
 Nebraska Public Power District

York General
 York News-Times
 York State Bank

104.9 Max Country/KOOL 103.5
 Black Hills Energy
 BluCor Construction Group. L.L.C.
 Blue River Millwright Services
 Collins Aerospace
 Community Title Company
 Corteva Agriscience

Platinum (\$1,500 - \$2,499)

Green Realty & Auction
 JLC Incorporated/Jensen Lumber
 Kopsa Otte
 Midwest Bank
 Overland Ready Mixed
 Perennial Public Power District
 Southeast Community College

Union Bank & Trust Company
 Walmart Supercenter
 York Cold Storage, L.L.C.
 York Medical Clinic, P.C.
 York Public Schools
 York University

Gold (\$1,000 - \$1,499)

A+ Construction
 Allo Fiber
 Ayars & Ayars, Inc.
 CFO Systems L.L.C.
 Chances "R" Restaurant & Lounge
 Cornerstone Building Brands
 Crossroads GPS, Inc.
 Cyclonaire Corporation
 Daylight Donuts
 Edward Jones - Eric Montgomery

EyeCare Associates, L.L.C.
 G Force Car Wash
 GOOD2GO Travel Center & Huddle House
 Green Plains York, Inc.
 Chuck Harris - YCDC Private Investor
 Hamilton Telecommunications
 Ironhide Construction
 justmelaniew.com
 K-Junction L.L.C.
 Kinetic by Windstream
 Kopcho's Sanitation, Inc.

Moguls Transmission & Towing
 North Printing & Office Supply, L.L.C.
 Olsson
 Patina Studios
 Pieper's Inc.
 PTUSA York
 Renewed Horizon
 York Area Chamber of Commerce
 York County Community Coalition/Child Care Alliance
 York County Visitors Bureau

Silver + (\$500-\$999.00)

Aurora Cooperative
 Best Western Plus York Hotel & Conference Center
 Cornerstone Insurance Group
 CTEC AG
 Dan's Construction, Inc.
 Farmers Cooperative
 Grand Central Foods, Inc.
 J & R Heating & Air Conditioning
 Kerry's Restaurant & Catering, Inc.

Kirby's School of Dance
 Kirtsey's Clothing & Gift Boutique
 Klute Inc.
 Lincoln Creek Electric, L.L.C.
 McCormicks Heating & Air Conditioning
 McLean Beef Inc.
 Mid-America Vision Center
 Midwest PMS, LLC/Biegert Feeds
 Runza Restaurant
 Sapp Bros Petroleum

Scott-Hourigan Co.
 Southwest Building, Inc.
 Striv, Inc.
 Svehla Law Offices, P.C.
 Terracon Consultants, Inc.
 York Dental Associates
 York Equipment, Inc.

Silver (\$250 - \$499)

16th Street Car Wash
 Advanced Agri Direct Inc.
 Advance Services, Inc.
 AKRS Equipment
 Ameriprise Financial Services, Inc.
 Angle, Murphy & Campbell, P.C., L.L.O.
 Baer's Furniture
 B & B on Sixth
 Beaver Creek Products, L.L.C.
 Blue Beacon Truck Wash
 Burnham Appraisal Company
 C. Naber + Associates
 Champion Home Builders, Inc.
 Chief Construction
 Coldwell Banker - NHS Real Estate
 Conner Roofing Company, Inc.
 Critel Enterprises, L.L.C.
 Crystal Lake Foods, Inc.
 Dalyn Enterprises L.L.C.
 Eakes Office Solutions
 EpWorks L.L.C.
 Fillman Law Office, L.L.C.
 Gale's Welding Inc.
 Gana Trucking & Excavating Inc.

Ginger Johnson L.L.C.
 Harlow Homes L.L.C.
 Heritage Realty
 Henderson Chamber of Commerce
 Hitz Towing, Inc.
 Jimmy John's
 Jones Group Insurance | Financial Services
 JW's Catering
 K9 Kennels L.L.C.
 Kings Glass
 Kroy Industries, Inc.
 Little Pirates Daycare
 Lockridge Angus
 Mainstay Communications
 McDonald's
 Metz Mortuary, Inc.
 Mierau & Co., Inc.
 Moore-Built, Inc.
 Neville Construction, L.L.C.
 NJN Financial Group
 Noddle Companies
 Nutrition Services, Inc.
 Penner's Tire and Auto, Inc.
 Pieper Plumbing & Well Drilling

Progressive Chiropractic & Rehab Clinic
 Rustic Dry Goods L.L.C.
 Schoch Concrete Construction, Inc.
 Self Storage of York
 Skip's Automotive & Towing
 Stone Creek Events Center L.L.C.
 The HairBenders Salon
 The Jewelers Vault L.L.C.
 Tractor Supply Company
 Truck Center Companies
 Two Moore Ventures, Inc.
 Unite Private Networks
 Upper Big Blue Natural Resources District
 Wendy's
 Western Edge
 York Ace Hardware
 York Animal Clinic
 York Country Club
 York County Title Co.
 York Farm Supply, L.L.C.
 York Heating & Air Conditioning, Inc.
 York Rotary Club

Bronze (\$100 - \$249)

Aflac
 Beins Storage L.L.C.
 Billie's Grilled Cheese
 Charlie's U-Save Pharmacy
 Crossroads Awards & Gifts
 Double Nickel Campground
 Downtown Wellness
 Edward Jones - Walter Byrne
 Epworth Village, Inc.
 Faller Landscape & Nursery
 Fillman Insurance Agency
 Five Star Truck Center Inc.
 Ginny's Hallmark Shop
 H & R Block
 Hampton Inn
 Harmony Nursery & Daylily Farm Inc.
 Henderson Health Care Services, Inc.

House Stars Cleaning Services
 Jackson Services, Inc.
 Roberta Janda - Private Investor
 Janssen Ford of York
 K-Creek Farms, Inc.
 Kroeker & Kroeker Insurance & Real Estate Agency
 La Cocina
 Lichti's, Inc. Sales & Service
 McCarthy Holthus L.L.P.
 Miller Seed & Supply Co. Inc.
 Nebraska Dept of Health and Human Services
 Nebraska Department of Labor
 Nebraska Extension York County
 Peterson's Petal Company
 R & R Delivery
 Rasmussen Rentals
 Region V Services
 The Quilt Basket

The Washing Well
 Jean Vincent - Private Investor
 Wagner Decorating/Isaiah's Toy Box
 Wallingford Signs
 Wessels Living History Farm
 WITT 360 Tree Service
 Wood Brothers Realty
 Xtreme Water Worx
 York Boot N Repair Inc.
 York Chiropractic Center
 York Community Foundation
 York County Corn Growers
 York Creek Side Apartments, L.L.C.
 York Family Dentistry
 York Promotional Products
 York Sunrise Sertoma Club
 York Surgical Associates | Natural U Aesthetics

YCDC Raised over \$500,000 in matching funds to secure a \$1 million grant from Nebraska Department of Economic Development's Rural Workforce Housing Revolving Loan Fund, giving YCDC \$1.5 million to use on York County workforce housing efforts.

Thank you to the following YCDC members donations that made this possible.

16TH Street Car Wash, Baer's Furniture, Carrie Colburn, C-Tec Ag, Central Valley Ag, Chances R Restaurant & Lounge, City of York, Collins Aerospace, Conner Roofing, Cornerstone Bank, Corteva Agriscience, Cyclonaire Corporation, Dan's Construction Inc., Doug Hanson, Epworks, Ginger Johnson LLC, Henderson State Bank, Jensen Lumber Company Inc., Kopsa Otte, Kroy Industries Inc., Klute Inc., McCarthy Holthus, McCormicks Heating & AC, Midwest Bank, Dr. Nancy Dob & Dan Pedersen, Nebraska Rural Radio Association, Patina Studio's, Self Storage of York, The Jewelers Vault, Union Bank & Trust, Anonymous, York County, York County Development Corporation, York General, York Heating & Air, York State Bank



YCDC also helped secure \$275,000 in Site and Building Development funding for Klute Inc. and LivFarms, as well as provided financial assistance to McLean Beef for a freezer expansion.



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Why Should You
Join Or Increase
Your Investment?

Our first priority is to retain and strengthen our existing businesses. This includes providing technical assistance, making connections to resources, actively working on housing, workforce, and daycare concerns.

We have several goals and strategies we want to expand on.

- Continuation and Expansion of “Why York County” talent and storytelling initiatives
- An aggressive on-line, out-of-state talent recruitment marketing campaign
- Expanded financial project assistance, such as property options or business/housing assistance, additional due diligence
- Continue to add technology to benefit our business community

2021 5-year Strategic Plan

Goal: Increase number of quality housing units in York County. Why? According to the 2021 York County Housing Study update, York County needs 542 units by 2030 county wide assuming a 1% growth rate per year. Half of those units need to be rental units, and range all income brackets.

Talent: Continue to develop, retain, and recruit talent to help meet York County businesses workforce needs (relates to talent strategies), and support quality of place initiatives

Business

- Ensure there is always controlled industrial land for expansion and recruitment possibilities
- Market available sites and buildings
- Continue providing technical assistance to York County businesses; which includes entrepreneurs, start-ups, expanding and transitioning businesses



17 County Leadership

Housing: Continue momentum in reaching housing goals as it relates to the housing study

Organizational: Known as a high performing economic development organization making positive long-term impact

Special Note - Made Possible by Members

- YorkDevCo.com has had over 28K users in the last year with over 85K page views, homepage and employment being our top contributors.
- YCDC's Facebook page reached over 90K users with over 2K followers.
- Working with the City of York, the Due Diligence and Master planning has started on the new industrial park.
- Utilizing the 17-County Podcast series, YCDC has released 87 podcasts since its inception, with listeners in seven countries. This is part of our talent strategy.
- Size Up | York County, a market analysis tool which is free to users of www.yorkdevco.com had over 394 users
- Collaboration in York County Day Care Alliance, York County Health Coalition, Southeast Nebraska Development District, York County educators, Nebraska Economic Developers Association (and Legislative Committee), Nebraska Housing Developers Association, National Rural Economic Developers Association & others.

YCDC at Work in 2023



Regional Career Day expanded to host over 150 students.



YCDC staff continued to nurture partnerships such as with AFAN for their annual Pork Expo.



YCDC staff organized a trip to Lincoln, NE for ESI Camp students to learn about Business Owner's entrepreneurship journey.

York County Development Corporation continues an online ad campaign to highlight fun, jobs and life in York County.



YCDC facilitates Community Sector Briefings throughout the year online via Zoom and Facebook Live to provide information to the community.



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