



York County  
Development  
Corporation

*Why York County*

# STAKEHOLDERS INVESTMENT DRIVE

2025



402-362-3333



[www.yorkdevco.com](http://www.yorkdevco.com)



601 N Lincoln Ave York, NE 68467





# A LETTER FROM PRESIDENT, JANE JENSEN

During my time as President of the YCDC Board of Directors, it has become apparent to me that this organization is blessed to have a committed and motivated staff that works diligently to pursue the goals of the York County Development Corporation. In addition to a well-run program, we are also benefiting from the partnerships that the organization has cultivated in our county. Seeing the community’s businesses, nonprofit organizations, and governments come together to seek solutions to sustainable growth in our county is inspiring. Recent and continuing work has been focused on housing, childcare, marketing our community, and working with partners on improving factors which affect marketability, and collaborating with local businesses and governments to fund economic development opportunities.

Continuing with the theme of being grateful for successful collaborations, I’d like to especially thank you, our YCDC stakeholders, who enable this program to thrive. Thank you for your continued support, and for your business activities in the county. We have a vibrant prosperous community that I am glad to be a part of, and I look forward to seeing this community continue to flourish and succeed in the future. You are part of what makes this such a great place to live and work. It truly is the good life, and YCDC is committed to ensuring it remains that way. Working together is part of the fiber of what makes Nebraska nice, and this is evidenced in the way we come together to support this organization. Thank you again for your support and investing in the future of our community.

Below: Manufacturing School  
Visits at Heartland Public School



Below: AI Lunch & Learn



Below: Strategies and Statistics  
to aid us in strengthening our  
workforce Lunch & Learn



## SPECIAL NOTE - MADE POSSIBLE BY STAKEHOLDERS

- Yorkdevco.com had 27,750 users with 92,262 views.
- YCDC’s Facebook has 2.2 thousand followers and a reach of 70,300.
- 17-County Podcast was listened to 6.8 thousand times in the last year, with a total of 34,000 listeners
- Size Up | York County was used 367 times.
- LinkedIn has 444 followers
- Instagram had 430 followers
- The childcare gap has shrunk significantly. Due to combined efforts of YCDC and area partners, the gap went from 315 in 2022 down to 163 in 2024.

YCDC Staff (From Left)  
Anthony Hodson - Growth Associate  
Janeen Sorensen - Financial Specialist | Office Coordinator  
Lisa Hurley - Executive Director  
Emily Perry - Development Coordinator





**AS A YCDC STAKEHOLDER, YOU ARE ACTIVELY CONTRIBUTING TO THE FUTURE GROWTH OF OUR COUNTY, BENEFITING ALL RESIDENTS AND BUSINESSES.**

YCDC Stakeholders are committed to driving York County's economic growth by retaining, expanding, attracting, and creating opportunities that enhance economic vitality.

YCDC is dedicated to business growth, housing efforts, talent recruitment, retention and development, membership training, technical assistance, and quality of life initiatives.

**YCDC STAKEHOLDER INVESTMENT = LASTING CHANGE**

Each investor is prominently listed in our business directory and can post job openings on the YCDC website, which is shared nationally. Members also have the opportunity to participate in our 17-County Podcast, reaching audiences in over 22 countries. We actively share investors' social media posts, with higher membership levels receiving more frequent highlights.

**Investor Levels are:**

**\$100 - \$250:** Start-up / in-home businesses in early stages.

**\$250 - \$499:** Established businesses with employees.

**\$500 - \$999:** Growing businesses. Starts the ability to utilize community tours for key employees.

**\$1,000 - \$1,499 (Gold):** Established businesses. Receives a board seat, if desired, and must sign a Confidentiality and Conflict of Interest form.

**\$1,500 - \$2,499 (Platinum):** Established business. Receives a board seat and has mentions in 17-County Podcast.

**\$2,500 - \$4,999 (Diamond):** Established business. Receives a board seat and has mentions in 17-County Podcast.

**\$5,000+ (Titanium):** Established business. Receives a board seat if desired and gets a 30 second commercial on 17-County Podcast.

Below: BetterCulture event in partnership with York University



Below: Fairfield Inn and Suites Groundbreaking





COMMUNITIES ESTABLISHING ‘WHY YORK COUNTY’ BY INVESTING IN YCDC IN 2024



York County



Village of Benedict



Village of Bradshaw



Village of Gresham



Village of  
McCool Junction



Village of Waco



City of Henderson



City of York

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

2024 YORK COUNTY DEVELOPMENT CORPORATION STAKEHOLDERS



Titanium (\$5,000+)

- Agri-Products, Inc.
- BGIN USA
- Cornerstone Bank

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

- Central Valley Ag
- Henderson State Bank
- Mead Lumber Company, Inc.
- Midwest Bank
- Nebraska Public Power District
- York General
- York News-Times
- York State Bank

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

- |                                |                                 |                           |
|--------------------------------|---------------------------------|---------------------------|
| 104.9 Max Country/103.5 KOOL   | JLC Incorporated/Jensen Lumber  | Union Bank & Trust        |
| Black Hills Energy             | Kopsa Otte                      | York Cold Storage, LLC    |
| BluCor Construction Group, LLC | Overland Ready Mixed            | York Medical Clinic, P.C. |
| Collins Aerospace              | Perennial Public Power District | York Public Schools       |
| Corteva Agriscience            | PTUSA York                      | York University           |
| Green Realty & Auction         | Southeast Community College     |                           |
| K-Junction/OPPD                | Tallgrass                       |                           |



## STAKEHOLDERS CONTINUED

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

A+ Construction  
Allo Fiber  
Ayars & Ayars, Inc.  
CFO Systems, LLC  
Chances 'R' Restaurant & Lounge  
Cornerstone Building Brands  
Crossroads GPS, Inc.  
Cyclonaire Corporation  
Edward Jones - Eric Montgomery  
EyeCare Associates, LLC  
G Force Car Wash

GOOD2GO Travel Center & Huddle House  
Green Plains York, Inc.  
Hamilton Telecommunications  
Chuck Harris - YCDC Private Investor  
Heritage Realty  
Ironhide Construction  
justmelaniew.com  
Kinetic by Windstream  
Kopcho's Ssanitation, Inc.  
Moguls Transmission & Towing  
Old Glory Roofing

Olsson  
Patina Studios  
Pieper's Inc.  
North Printing & Office Supply, LLC  
Preferred Popcorn  
Renewed Horizon  
Walmart Supercenter  
York Area Chamber of Commerce  
York County Community Coalition/Child Care Alliance  
York County Visitors Bureau  
York Equipment, Inc.

Silver +  
(\$500-\$999)

Aurora Cooperative  
Best Western Plus York Hotel & Conference Center  
Community Title Company  
Cornerstone Insurance Group  
CTE AG  
Dan's Construction, Inc.  
Daylight Donuts  
Delight Design  
Farmers' Cooperative  
Grand Central Foods

Grant Built Transportation, LLC  
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, LLC  
McCormicks Heating & Air Conditioning  
McLean Beef Inc.  
Mid-America Vision Center  
Midwest PMS, LLC/Biegert Feeds

Mosaic in Central Nebraska  
Nebraska Door & Window  
Runza Restaurant  
Sapp Bros Petroleum  
Scott-Hourigan Co.  
Southwest Building, Inc.  
Striv, Inc.  
Svehla Law Office, P.C.  
Terracon Consultants, Inc.  
York Ace Hardware  
York Dental Associates

Silver  
(\$250-\$499)

16th Street Car Wash  
Advance Services, Inc.  
AKRS Equipment  
All Needs Insurance, LLC  
Ameriprise Financial Services, LLC  
Angle, Murphy & Campbell, P.C., LLO  
Apace  
B&B on Sixth  
Baer's Furniture  
Beaver Creek Products, LLC  
Beins Storage LLC  
C. Naber + Associates  
Champion Home Builders, Inc.  
Charlie's U-Save Pharmacy  
Chief Construction  
Colburn Solutions  
Coldwell Banker - NHS Real Estate  
Connor Roofing Company, Inc.  
Critel Enterprises, LLC  
Crossroads Awards & Gifts  
Crystal Lake Foods, Inc.  
Double Nickel Campground  
Eakes Office Solutions  
EpWorks LLC  
Epworth Family Resources  
Eric Eckert, LLC  
Faller Landscape & Nursery  
Fillman Insurance Agency  
Fillman Law Office, LLC  
Five Star Truck Center, Inc.  
Gale's Welding, Inc.  
Gana Trucking & Excavating, Inc.

Ginger Johnson LLC  
Ginny's Hallmark Shop  
H&R Block  
Harlow Homes LLC  
Henderson Chamber of Commerce  
Henderson Health Care Services, Inc.  
Hitz Towing, Inc.  
Jackson Services, Inc.  
Janssen Ford of York  
Jimmy John's  
Jones Group Insurance | Financial Services  
JW's Catering  
K9 Kennels, LLC  
K-Creek Farms, Inc.  
Kroeker & Kroeker Insurance & Real Estate Agency  
Kroy Industries, Inc.  
La Cocina  
Licht's Inc. Sales & Service  
Lockridge Angus  
Mainstay Communications  
McCarthy Holthus, LLP  
McDonalds  
Metz Mortuary, Inc.  
Mierau & Co, Inc.  
Miller Seed & Supply Co., Inc.  
Moore-Built, Inc.  
Nebraska Dept of Health & Human Services  
Nebraska Department of Labor  
Neville Construction, LLC  
NJN Financial Group  
Noddle Companies/FF&N Investments Co.  
Nutrition Services, Inc.  
Penner's Tire and Auto, Inc.

Peterson's Petal Company  
Pieper Plumbing & Well Drilling  
Progressive Chiropractic & Rehab Clinic  
Rasmussen Rentals  
Rustic Dry Goods LLC  
Schoch Concrete Construction, Inc.  
Self-Storage of York  
Skip's Automotive & Towing  
Stone Creek Events Center LLC  
The HairBenders Salon  
The Jewelers Vault LLC  
The Quilt Basket  
The Washing Well  
Tractor Supply Company  
Truck Center Companies  
Unite Private Networks  
Upper Big Blue Natural Resources District  
Wagner Decorating/Isaiah's Toy Box  
Wallingford Signs  
Wendy's  
WITT 360 Tree Service  
WyAd Enterprises, LLC  
York Animal Clinic  
York Chiropractic Center  
York Country Club  
York County Corn Growers  
York County Title Co.  
York Creek Side Apartments, LLC  
York Family Dentistry  
York Farm Supply, LLC  
York Heating & Air Conditioning, Inc.  
York Rotary Club  
York Surgical Associates | Natural U Aesthetics

Bronze  
(\$100-\$249)  
\*New  
Businesses

Billie's Grilled Cheese  
Blended Distilling, LLC  
Burnham Appraisal Company  
Hampton Inn  
Harmony Nursery & Daylily Farm Inc.  
Mack's Golden Grounds  
Roberta Janda - YCDC Private Investor  
Nebraska Extension York County

Rolling T's Custom Kitchen  
Stolley Pest Services  
Wessels Living History Farm  
York Boot N Repair Inc.  
York Community Foundation  
York Promotional Products  
York Sunrise Sertoma Club  
CL Industries, LLC



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## IN 2024, YCDC.....

YCDC worked closely with **NEXAT** as it reviewed various locations in the United States and eventually chose York County. With 50 years of development expertise and a focus on cutting-edge technology, NEXAT makes equipment that maximizes output while minimizing wear on the land.

"York County is in the heartland of highly successful corn and soybean production," says Ben Voss, President & Managing Director. "The reliable water resources for irrigation along with the field sizes and farm setup was identified as a key reason to come to York. It is also central to a wide region where the NEXAT can be promoted to the target market for our system."



In 2024, YCDC went through a **website redesign**. Enhancing user-friendliness was a priority, based on feedback that the previous site made it difficult to find information due to the years of information on it. The new design aims to catch the eye of both businesses and potential talent, providing a dual focus that is challenging to achieve in one platform. Ensuring brand consistency by prominently featuring YCDC's main color in a visually appealing manner was another important goal, successfully realized by the Golden Shovel team.

### Housing Highlights from 2024:

- Commitment of \$1.5 M to a new subdivision project
- Loaned out money for a purchase/rehab/resale project where the buyer and property were identified
- Conversion of Epworth campus to EpWorks, to a temporary workforce housing campus (100+ Units)
- Worked with the City of York to update Redevelopment Plans (TIF), including adopting the Housing Investment Plan and Expediated TIF (state legislation allowing in 2018)
- Encourage private development through data and stories - has led to additional subdivisions, in-fill housing, and rehabilitation
- Expedited TIF - 9 units
- Working with several projects throughout the county, which will bring on hundreds of new units. Look forward to the next year!



**Klute** recently completed a new facility that will double its capacity for manufacturing substation and transmission line projects for the electrical utility industry. The facility features welding bays, space for full-scale structure assembly, and support office space. It expects to be fully operational by the end of the year.

**Green Plains**, an Omaha-based biorefining company focused on the development and utilization of fermentation, agricultural, and biological technologies in the processing of annually renewable crops into sustainable value-added ingredients, held a grand opening for its new biofuel production facility.



YCDC has partnered with the City of York, NPPD, and Olsson to complete Master Planning and Due Diligence on the **Northwest York Industrial Park**. There is now a Due Diligence and Master Plan that includes a preferred concept. Other aspects include an environmental review and maps, a wetland delineation study, an Alta Survey, and a Traffic Study on impacted roads with recommendations. YCDC has started to market the site to interested buyers.



# WHY SHOULD YOU JOIN OR INCREASE YOUR INVESTMENT?



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Our first priority is to retain and strengthen our existing businesses. This includes providing technical assistance, making connections to resources, as well as actively working on housing, workforce, and childcare efforts. We have several goals and strategies we would like to expand on. This includes:

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

## 2021 5-YEAR STRATEGIC PLAN

**TALENT:** Continue to develop, retain, and recruit talent to help meet York County workforce needs and support quality of place initiatives.

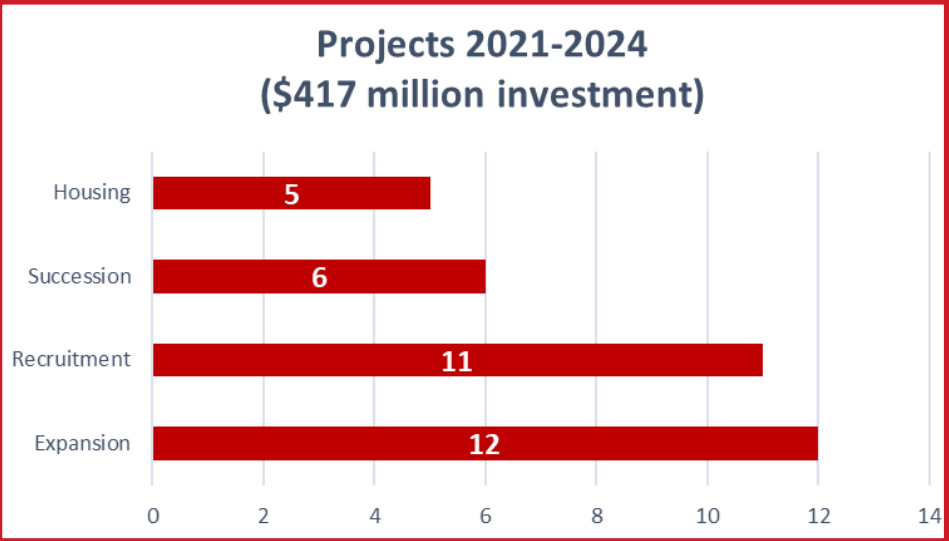
**BUSINESS:**

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

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

**INFRASTRUCTURE:** Support large scale infrastructure projects within York County of those that impact York County.

**ORGANIZATIONAL:** To be known as a high performing economic development organization, making positive long-term impact.





# YCDC AT WORK IN 2024



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17-County Leadership boasted 9 students in 2024's class.



YCDC attended Sukup Manufacturing's ribbon cutting, showcasing their new space in York.



YCDC worked with area partners such as Tallgrass to host different information sessions.



Lisa attended the World Ag Expo, continuing to establish York as a premier choice to locate ag industry to.



A long-time project with Green Plains came to fruition, expanding their footprint with a collaboration with Shell.

A Collaboration in Innovation.



YCDC hosted an 'open jobs in York County' booth at the York County Fair.



Regional Career Day hosted over 150 students from the region.