York County Development Corporation

Why York County

"WHY YORK COUNTY?" BUILDING WHAT'S NEXT

2027 STAKEHOLDER INVESTMENT DRIVE

Your Investment. Our shared future.



BUILDING OUR FUTURE, TOGETHER

A letter from Jim P. Ulrich, Jr.

My family and I have proudly called York County and the City of York home for 10 years. It has been an honor to serve as Board President and on the Executive Board.

Thank you to our 2026 Stakeholder Investors for supporting YCDC and the work happening throughout our county. Your partnership helps strengthen businesses, expand opportunities, and prepare our communities for the future.

Over the past five years, we have seen the value of sustained effort. Our new industrial park, growing housing activity, and support for the planned Regional Workforce Development Center reflect what committed partners can help move forward.

YCDC builds relationships, connects people with resources, and stays involved in initiatives that may take years to produce measurable gains. We are fortunate to have a dedicated team respected locally, statewide, and nationally.

Our proposed strategic plan builds on that foundation through six connected priorities. Its focus on housing, workforce, and thriving communities challenges us to think bigger while remaining practical about the partnerships and resources needed to make progress.

I invite current Stakeholder Investors to renew and consider increasing their support, and I warmly welcome new investors. Your investment helps YCDC respond to challenges, pursue opportunities, and follow through on the work ahead.

Thank you for believing in York County. With your continued partnership, I remain confident that our future is bright.

Sincerely,
James P. Ulrich, Jr.
Board of Directors, President
York County Development Corporation



Jim P. Ulrich, Jr.
Board of Directors President

YCDC DIGITAL REACH & ENGAGEMENT

Sharing York County's Story.

Digital impressions	1.36M
Website Visits	200K+
Podcast Downloads	3.7K
Podcast All Time	39.8K

September 2025-October 2026

National Talent Campaign

Facebook Impressions	619,043
Facebook Reach	434,045
Facebook Clicks	19,498
Google Impressions	738,918
Google Clicks 2	9,958
Google Interactions	6,381

September 2025-August 2026

THE TEAM BEHIND THE WORK

LISA HURLEY



EXECUTIVE DIRECTOR

GRACE STAEHR



ECONOMIC DEVELOPMENT COORDINATOR

JANEEN SORENSEN



FINANCIAL SPECIALIST / OFFICE COORDINATOR

MICHELLE MCCLELLAND



MARKETING/ PHOTOGRAPHY SPECIALIST

WHAT WE HAVE BUILT TOGETHER

Selected results from 2021–2026

Progress across York County takes businesses willing to invest, communities planning for growth, and partners committed to seeing projects through. Stakeholder support helps YCDC connect these efforts and keep opportunities moving forward.

$390M+

IN PRIVATE INVESTMENT DURING THE STRATEGIC PERIOD

Investment by businesses reflects a continued commitment to York County and its future.

$8.9M+

IN HOUSING ACTIVITY SUPPORTED

YCDC supported efforts to expand housing opportunities—a key part of helping communities attract and retain residents.

$10M+

SCC YORK REGIONAL WORKFORCE DEVELOPMENT CENTER MOVING TOWARD IMPLEMENTATION

Work continues toward a regional center intended to connect education, hands-on training, and employer needs.

71

RESIDENTIAL LOTS AND HOME SITES SUPPORTED COUNTYWIDE

Support for residential development helps create places for people to put down roots across York County.





YCDC's role: Connecting people, resources, and opportunity.

These efforts depend on many partners. YCDC helps bring businesses, communities, educators, developers, and funding resources together to address local needs and advance shared priorities. Stakeholder investment sustains the staff capacity, relationships, and follow-through behind that work.

Explore the full story.

Scan to read the Five-Year Reflection and learn more about the projects, partnerships, and progress behind these highlights.

WHAT COMES NEXT FOR YORK COUNTY



LISA HURLEY, EXECUTIVE DIRECTOR

Our Board has challenged us to think bigger about York County's future. We have opportunities worth pursuing, along with challenges that will take sustained attention.

Our experience in housing, workforce and site preparation has helped shape six priorities for the next five years.

WORKFORCE AND TALENT

We want our businesses to be able to grow and people to find good opportunities here. That means helping employers address workforce needs, connecting people with training and resources, attracting new talent to York County, and recruiting businesses that fit our communities.



The planned SCC Regional Workforce Development Center can help students and adults access training closer to home. YCDC will help keep employers involved so that training reflects the skills their businesses need.

HOUSING AND COMMUNITY OPPORTUNITIES

We have made progress on housing. We also have more work to do, especially when it comes to what people can afford. We need rentals and homes to purchase at different sizes and price points. YCDC will continue working with local contractors and recruiting builders and developers. In partnership with communities and property owners, we will identify sites and help address barriers to new development, redevelopment, and renovation.

Childcare, recreation, and opportunities to build local connections also matter when people decide where to put down roots.

Funding and Investment

Our housing revolving loan fund shows why having a local tool matters. It can help fill a financing gap, and as loans are repaid, those dollars can support another project. We will keep connecting projects with appropriate financing, pursuing grants with partners, and bringing public and private resources together. Part of YCDC's role is helping work through those options, so a promising project has a path forward.

Infrastructure

A site can look promising until questions about natural gas, electricity, water, or sewer change the conversation. We need those answers early. At the Northwest York Industrial Park and other potential development sites, YCDC will work with communities and utility providers to understand available capacity, identify needed improvements, and help determine which opportunities we are prepared to pursue.

Community Leadership and Innovation

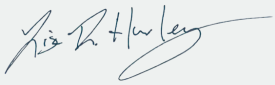
Some of York County's greatest resources are the people who understand our businesses, communities and challenges firsthand. We want to create more opportunities to bring agriculture, businesses, education, local government and community partners together around shared priorities. YCDC can help connect those perspectives, support emerging leaders and turn good conversations into practical next steps.

YCDC's Organizational Capacity

An ambitious plan needs an organization equipped to follow through. That means having the capacity for consistent employer outreach, developer recruitment, pursuing new opportunities, assembling funding with partners and staying involved with projects moving from an idea toward implementation. We're developing an annual Community Scorecard to show where progress is happening, where challenges remain, and how we are responding.

I want us to be ambitious about York County's future and practical about how we get there. That means building the relationships, resources and capacity we need to respond when opportunities come. We won't always know what the next project or challenge will be, but we can make sure York County is ready to respond.

Sincerely,



Lisa Hurley
Executive Director
York County Development Corporation



Your 2027 Investment

Your annual Stakeholder investment helps YCDC maintain the capacity to do this work. It gives us the ability to assist employers, pursue development opportunities, assemble project funding with partners, and stay involved through the decisions that determine whether projects move forward.

Putting this plan into action will ask more of YCDC. Stronger Stakeholder support will help us maintain consistent business outreach, pursue housing and development opportunities, support talent efforts, and work with partners on the barriers that take time to resolve.

Economic development benefits more than a single project or employer. When businesses grow, housing expands, and more people choose to live and work in York County, it creates opportunities across the community. That can mean more customers for local businesses, a deeper workforce, and stronger communities throughout the county. As you consider your 2027 commitment, think about the work ahead and what it means for your business and community. If you are currently a Stakeholder, please consider renewing and increasing your support. If you are joining us for the first time, we welcome your partnership. Your support helps make sure York County has a dedicated team working on these priorities throughout the year.

"We won't always know what the next project or challenge will be, but we can make sure York County is ready to respond."

Lisa Hurley, Executive Director

THANK YOU TO OUR
2026 STAKEHOLDER INVESTORS

Recognizing the Stakeholders who supported York County's progress.

MUNICIPALITIES & YORK COUNTY

City of Henderson
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
York General

DIAMOND | $2,500-$4,999

Central Valley Ag
Collins Aerospace
Henderson State Bank
Klute Inc.
Mead Lumber Company Inc
Midwest Bank
Nebraska Public Power District
Overland Ready Mixed
Perennial Public Power District
Schwisow Construction
York State Bank

PLATINUM | $1,500-$2,499

104.9 Max Country/KOOL 103.5
Bayer
Black Hills Energy
Champion Home Builders Inc
Chances "R" Restaurant & Lounge
Green Realty & Auction
Ironhide Construction
JLC Inc./Jensen Lumber Company
K-Junction LLC/OPPD
Kopsa Otte + Associates LLC
Pellet Technology USA York
Southeast Community College
Tallgrass
Union Bank & Trust Company
Vylor
York Cold Storage LLC
York Equipment Inc
York News-Times
York Public Schools
York University

GOLD | $1,000-$1,499

Allo Fiber
Ayars & Ayars Inc
CFO Systems LLC
Cornerstone Building Brands
Cyclonaire Corporation
Edward Jones-Eric Montgomery
EyeCare Associates LLC
G Force Car Wash
GOOD2GO Travel Center
Hamilton Business Technologies
justmelaniew.com
Kopcho's Sanitation, Inc
McCormick's Heating & A/C
North Printing & Office Supply LLC
Olsson
Patina Floor and Home
Pieper's Inc.
Preferred Popcorn
Renewed Horizon
Walmart Supercenter
York Area Chamber of Commerce
York County Community Coalition
York County Visitors Bureau

YOUR INVESTMENT.
OUR SHARED PROGRESS.

SILVER+ | $500-$999

A+ Construction
Advance Services Inc
Apex Electric LLC
Aurora Cooperative
Best Western Plus York Hotel
Cornerstone Insurance Group
CTEC AG
Dan's Construction Inc
Delight Design
Fairfield Inn & Suites
Farmers Cooperative
Gale's Welding Inc
Heritage Realty Inc
J & R Heating & Air Conditioning
Lincoln Creek Electric LLC
McDonalds
McLean Beef Inc
Mid-America Vision Center
Midwest PMS, LLC/Biegert Feeds
Nebraska Door & Window, LLC
Runza Restaurant
Sapp Bros Inc
Southwest Building Inc
Svehla Law Offices PC
Terracon Consultants Inc
York Ace Hardware

SILVER | $250-$499

16th Street Car Wash
1901 Investments & Holdings LLC
Ameriprise Financial Services Inc
Angle, Murphy & Campbell, PC, LLO
Apace
B & B on Sixth
Baer's Furniture
Beaver Creek Products LLC
Beins Storage LLC
Better Homes & Gardens Real Estate
Better Property Management LLC
Brands Promotional Products
C. Naber + Associates
Charlie's U-Save Pharmacy
Chief Industries
Colburn Solutions
Countryside Pediatric Dentistry
Critel Enterprises LLC
Crystal Lake Foods Inc.
Double Nickel Campground
Eakes Office Solutions
Eckert Digital
EpWorks LLC
Epworth Family Resources
Faller Landscape Inc
Filman Law Office LLC
Five Star Truck Center 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
Hillcrest Homes
Jackson Services Inc
Jones Group Insurance | Financial Services
JW's Catering
K9 Kennels LLC
K-Creek Farms Inc
Kerry's Catering Inc
Kroy Industries Inc
La Cocina
Lichti's Inc. Sales & Service
Lockridge Angus
Mainstay Communications
McCarthy Holthus LLP
Metz Mortuary Inc
Mierau & Co, Inc
Miller Seed & Supply Co. Inc
Moore-Built, Inc
Mosaic in Central Nebraska
Nebraska Department of Labor
Nebraska Extension York County
NJN Financial Group
Noddle Companies
Nutrition Services Inc
Penner's Tire and Auto Inc
Peterson Petal Company LLC
Pieper Plumbing & Well Drilling
Progressive Chiropractic & Rehab Clinic
Rasmussen Rentals
Rustic Dry Goods LLC
Schoch Concrete Construction Inc
Scott-Hourigan Co
Segra
Self Storage of York
Shotkoski & Associates PC
The Jewelers Vault LLC
The Quilt Basket
Truck Center Companies
Upper Big Blue NRD
Wallingford Sign Co, Inc
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 Creekside 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

All Needs Insurance LLC
Billie's Grilled Cheese
Burnham Appraisal Company
CL Industries LLC
Doug Rood Photography
Genie Fae Creative Connections & Workshop LLC
GoodyPop
Hampton Inn
Janssen Ford of York
Lighthouses Lead
LivFarms Inc
Mack's Golden Grounds LLC
Roberta Janda - Private Investor
Stolley Pest Services
Sunrise Sertoma Club of York
Wessels Living History Farm
York Boot N Repair Inc
York Community Foundation
York Promotional Products
Zyers Nutrition LLC

Thank you for investing in York County's future.

WHAT COMES NEXT FOR YORK COUNTY

Proposed Strategic Direction | 2027–2031

Six connected priorities will guide YCDC's work to support businesses, strengthen communities, and prepare York County for opportunity.



01

WORKFORCE & TALENT

Connect employers, schools and training partners to build local career opportunities.

Example: Advance the York Regional Workforce Development Center.

02

HOUSING & COMMUNITY OPPORTUNITIES

Expand housing choices and support places where people can build their lives.

Example: Recruit builders and identify suitable housing sites.

03

FUNDING & INVESTMENT

Connect promising projects with public and private funding resources.

Example: Pursue grants with partners and strengthen revolving loan tools.

04

INFRASTRUCTURE

Help communities and utility partners prepare sites for future development.

Example: Assess capacity and support industrial park site readiness.

05

COMMUNITY LEADERSHIP & INNOVATION

Bring business, agriculture, education and community leaders together.

Example: Convene countywide discussions around shared priorities.

06

YCDC'S ORGANIZATIONAL CAPACITY

Sustain the staff, partnerships and systems needed to follow through.

Example: Develop an annual Community Scorecard to report progress.

YOUR 2027 STAKEHOLDER INVESTMENT

Your support helps put these priorities into action.

Scan QR Code to see the commitment form for details.

Investor benefits

All levels: Business directory page, job posting access, and social media stakeholder spotlights.

GOLD | **$1,000–$1,499**
Optional board representation.*

DIAMOND | **$2,500–$4,999**
Podcast thank-you recognition.

PLATINUM **$1,500-$2,499**
Podcast thank-you recognition

TITANIUM **$5,000+**
30-second podcast commercial

- **SILVER +** **$500–$999**
- **SILVER** **$250–$499**
- **BRONZE** **$100–$249**

**One optional board seat per $1,000 invested; required documentation applies.*

RENEW. INCREASE. JOIN.

Your investment supports the **people, partnerships, programs,** and **follow-through** behind what comes next.