

*"No product, no project.' We applaud Boone County Development Agency for being forward-thinking with its industrial park,"*

*-Lyndsy Jenness NPPD Economic Development Consultant*



## DEVELOPING OPPORTUNITY IN BOONE COUNTY

Throughout the state, rural communities are investing in the development of Industrial Parks to better position their communities for business expansion and recruitment within targeted sectors. An industrial park is a portion of land that is zoned for industrial use rather than residential or commercial needs.

Industrial Parks can lead to the creation of new jobs, improve the tax base, aid in business retention, promote business diversity, and spur business growth in surrounding areas. These Industrial Parks are commonly owned by a city or village, local non-profit economic development groups, or electrical providers, who then manage the site and actively promote and prepare the site to be shovel ready for businesses looking to start, expand, or relocate.

In 2021, BCDA, worked with a local landowner to secure 28 acres of land, creating the Boone County Industrial Park, now zoned Heavy Industrial, with highway frontage along highway 39 and rail access, the site is an ideal location for the business sector Boone County is looking to attract. To date, the agency has sold 10 of the 28 acres to Dallas and Krista Choat, for the expansion of their local business, DC Seed & Chemical, LLC. There are currently three additional projects that have expressed interest in the site; interested projects go through an application process to help determine the viability of the project and assess project timeline and needs.

*"Economic success in rural Nebraska depends on a community's ability to support high quality economic development projects. Prospects looking for a home or local expanding companies target locations with sites ready for development,"*

*-Jay Garner, a site selection consultant, says.*

There is also potential for the site to be considered for business opportunities that come directly from the Nebraska Department of Economic Development and utility partners working with site selectors for businesses looking to expand or relocate to Nebraska. The agency serves as the county contact when these opportunities arise and submits proposals for Boone County to be considered. With non-profit status, BCDA qualifies to apply for available grants and funds to assist with the continued efforts of preparing the site to be shovel and market ready.

Speed to market and eliminating barriers for selection by having due-diligence items completed, is a crucial factor site selectors consider when looking at prospective sites. The goal is to have on-going communication with the state and utility partners in combination with continued marketing efforts, to not only sell the remainder of the BCDA site, but also draw more interest to Boone County and other available land and lots as well.

While recruiting new business to the area is an on-going effort, taking care of our existing businesses by having readily available land for their expansion plans is also a priority. The agency also acknowledges that many of our current businesses are experiencing workforce shortages and while adding more businesses to the area may not seem ideal, new business can lead to more people and families moving to the area which increases the pool of potential workforce for our existing businesses. Furthermore, BCDA has identified workforce development and support as one of the top three areas of focus for the next two years, with initiatives already in progress.

BCDA looks forward to continuing our efforts in supporting the growth of Boone County.

### EMPOWERING ST. EDWARD

While the St. Edward Public Library is a quiet and welcoming place to find a great book, the space has also become a hub for elevating the sense of community. Director, Vickie Fritzges, continues to see and fill needs by creating a unique assortment of programming.

A few years ago, Fritzges saw an opportunity to help welcome and support the diverse population of St. Edward's residents. The library was awarded the Libraries Transforming Communities grant through the American Library Association, which provided funds for Fritzges to develop an ESL program at the library. To lead the class, she enlisted the help of Tammy and Jose Gonzalez of Albion, who shaped the program to be centered on real-world needs. As an example, one session was focused on common hand tools. Participants were asked to bring in tools they use often and were able to expand their communication skills in a way that's more relevant to their daily lives. Classes meet Friday evening at 6 p.m. in the Community Room of the library, and are free to all participants. Child care is provided, which also helps build a sense of community across St. Edward.

Fritzges has also brought yoga to the community. Last winter, chair yoga was offered to older adults as a way to bring people together and encourage regular exercise. Similarly a kids yoga class has been offered this fall by Britt Foster of Goldenrod Yoga. The class introduced the practice to children and helped them understand the



mental and physical benefits of stretching and slow movement. Fritzges believes offering yoga classes in the library will continue as schedules allow.

Further showcasing the flexibility of the space, the St. Edward Public Library is also home to both adult and children art classes. Both are led by local artist, Jerene Kruse and often feature painting projects, which have included still life floral and landscape paintings. Like the yoga classes, the art programs have been well attended—including a youth class consisting of 55 participants—and will be continued into the winter.

Beyond these programs, the library hosts a wealth of educational opportunities. From learning about ocean life to discovering how to research family history, Fritzges is finding ways to engage and inspire the St. Edward community and beyond. Currently she is working with the Department of Labor and a local career coach to develop classes on various job search skills and career options.



"the Leaning Pole of Primrose"

### BOONE CO. BIG GIVE - PRIMROSE

The Boone County Big Give is creating two opportunities to support the village of Primrose. This small but mighty community works diligently to welcome friends and families back to the area, and its volunteer firemen and women are committed to keeping both residents and visitors safe.

Dubbed "the Leaning Pole of Primrose", the Village of Primrose is raising funds to replace the flag pole located in Memorial Park. Ever-changing conditions and strong storms with high winds this past year have led to a permanent bend in the current pole. Over the last several years, Primrose has made great improvements to its community park, including updated sidewalks and signage, picnic areas and more.

Primrose Rural Fire District #5 consists of volunteers who are specially trained to assist the community and beyond in a wide assortment of ways. This year, the Primrose fire department needs funds to purchase cribbing gear.

Cribbing gear supports vehicles and other equipment as the result of an accident. It provides protection for both the firemen working the scene and those involved in the accident. Like other area fire departments, the Primrose team assists its community and provides mutual aid to other area departments when it's needed. The cribbing kit costs approximately \$7,200.

Giving began November 28 and concluded Sunday, December 4th. To learn more about these projects and the other 28 organizations participating in the Boone County Big Give, visit: [www.BCBigGive.org](http://www.BCBigGive.org). The community will be accepting gifts even after the giving event.

## CEDAR RAPIDS BUSINESS EXPANDS INTO PETERSBURG



As Cedar Rapids State Bank expands into Petersburg, bank President and CEO, John Morrow explained why this community was a good fit for the organization.

"Since opening our branch in Spalding, we've seen how the community supports one another," he commented. "This aligns really well with the community culture of Cedar Rapids and I from what I have seen, Petersburg has a similar heartbeat." From housing to business development, Morrow believes the town's progressive nature made the decision even easier.

*"The Petersburg community's energy and how people and businesses support one another aligns really well with our mission."*

*- John Morrow, President and CEO*

Within the new branch, the Petersburg team boasts more than 120 years of combined banking experience. Vice President and Senior Loan Officer, Ross Knott also noted the team's involvement in broader community events, stating "In a lot of ways these women have been the heartbeat of Petersburg for many years."

## PUTTING A FOCUS ON VOLUNTEER EMT NEEDS

The 2022 Boone County Emerging Leaders Academy Class selected EMT Awareness as their group project. Marketing materials and a webpage were created for the local departments to utilize and as a resource page for anyone that is interested in becoming an EMT.

From videos to detailed information about what each organization offers can be found at: <https://boone-county.org/volunteer-emt-information/>

*"It is always something I wanted to do and now I get to help people in my small town."*

*- Lisa Kennedy*

In 2020 both BCDA and the Boone County Foundation Fund were investigating solutions for growing the leadership pool across the county. Working together, the organizations decided to pursue the creation of high-quality leadership development training. This is when the Emerging Leaders Academy was born, with Michelle Olson and Brandi Yosten serving as the Academy

Cedar Rapids State Bank is on a mission to redefine community banking. Rather than focusing solely on geographical location, Morrow and his team are focusing on people. By investing in technology and time to build relationships, he believes the bank can give individuals and businesses greater freedom to manage their finances and grow based on their needs and wants.

Chartered in 1936, the bank remains headquartered in Cedar Rapids. In addition to its branches in Cedar Rapids, Spalding and Petersburg, it has loan production offices in Omaha and Spanish Fort, Alabama.

### LATEST UPDATES:

- Final touches are being made to the new building, however the Petersburg branch of Cedar Rapids State Bank is open for business:  
Lobby and Drive-Up Hours:  
Monday-Friday, 8:30-11:30a / 12:30-4
- A grand opening event will be scheduled soon, during which the bank is planning to auction the temporary Petersburg office, and has designated those proceeds to support The Village Campus. Additional details will be shared as plans are finalized for the event.



Coordinators to bring the vision to life, recruit participants, and track the outcome of the program. The two worked to identify Curriculum Leaders, Molly Brummond and Curt Coffman, who had the experience to make the Academy a high-quality and highly impactful experience for those that participate.

The Academy has since had two successful groups participate and graduate from the program. Both groups accomplished a group project that left an impact on Boone County and also provided them the experience of working together with their peers to identify a county need, put together a plan of action, and carry out that plan. An experience that they can then practice as they move forward on their own and get involved in new leadership roles and with local community groups.





BCDA Inc.  
233 South 4th Street  
Albion, NE 68620  
(402) 395-3356  
[www.boone-county.org](http://www.boone-county.org)

PRSRT STD  
U.S. POSTAGE  
PAID  
PERMIT  
NO. 51

## POSTAL PATRON

### BOONE COUNTY DEVELOPMENT AGENCY

#### Recent Accomplishments



##### **Grant Writing - \$2Million in Local Funding**

BCDA's grant writing assistance led to more than \$2 million in grants awarded to support local projects in St. Edward, Petersburg and Albion.



##### **NEW! Boone County Industrial Park**

In 2021 BCDA secured 28 acres of land to attract businesses to Boone County, ultimately supporting both business and job growth.



##### **\$200,000 Invested to Expand Local Business**

Contributions of over \$200,000 to expanding businesses were made through grants and the BCDA Gap Financing Loan Program.



##### **\$30,000 Invested to Promote Boone County**

Our workforce and quality of life promotional campaign called "Live, Work, Grow in Boone Co" highlights various opportunities people will find by relocating to our county.