

Here We Grow



GREATER
FREMONT
DEVELOPMENT
COUNCIL

2023 ANNUAL REPORT

LETTER FROM THE CHAIRMAN

As I reflect on the last year serving as the GFDC Chair, I marvel at the many exciting things taking place in and around the Fremont area. Fremont continues to grow and thrive, and that reflects the hard work and dedication of our many business partners, the city, the county, and countless volunteers. When I am downtown, I am reminded of a downtown of my childhood – bustling with energy, a destination for social gatherings, fun shopping, and cultural events. With the new Inland Port Authority, we are positioned to attract additional high-tech manufacturing facilities, facilities that will create new skilled-labor opportunities to keep our economy strong. A newly renovated library, new schools, and a new career education center all contribute to the energy and excitement of a growing and thriving community, and as we look forward into 2024, I know we will continue to see new opportunities and growth. It has been an honor to have been part of this momentum and I look forward to contributing in positive ways. Thank you again to our wonderful board of directors, to the GFDC staff, and to everyone who makes Fremont the wonderful community that it is.



— *Jessica*

2023 INVESTORS

TIER I

Dale Olson
Deer Pointe Corporation
Diers Ford Lincoln
Don Peterson & Assoc.
FNBO
Fremont Beef Company
Fremont Contract Carriers
Fremont Electric, Inc.
Lincoln Premium Poultry
Methodist Fremont Health
Pinnacle Bank
RVR Bank
Wholestone Farms

TIER II

Arps Red-E-Mix, Inc.
Gene Steffy Chrysler Jeep Dodge Ram
Greater Omaha Economic
Development Partnership
RTG Medical
Sid Dillon Chevrolet, Inc.
Structural Component Systems, Inc.
Yost, Lamme, Hillis, Mitchell, Schulz,
Hartmann & Wilson P.C.

TIER III

Christensen Lumber
Erickson & Brooks, CPA's
Getzschman Heating, LLC
Great Plains Communications
HyVee Food Stores, Inc.
Jayhawk Boxes, Inc.
Marlin and Marla Brabec
Nye Health Services
Omaha Public Power District
Platte Valley Bank
Pure Property Management
S2 Roll-offs, LLC
Shaw, Hull & Navarrette, CPA's
Taylor & Martin, Inc.
Thompson Construction, Inc.
US Bank
Walnut Radio, LLC

TIER IV

Abe Krasne Furnishings
All Metals Market, Inc.
Butler Ag
Cecilia and Andrew Harry
Eakes Office Solutions
First Northeast Bank of Nebraska
Hills Farm, Inc.
Inspro Insurance
Lou's Sporting Goods
Moostash Joe Tours, Inc.
Olsson & Associates
P & H Electric
Premier Staffing
Royal Canin

EDUCATORS

Fremont Public Schools
Metropolitan Community College
Midland University

PUBLIC PARTNERS

City of Fremont
Fremont Department of Utilities
Dodge County

GFDC STAFF



Megan Skiles
PRESIDENT AND CEO



Stephanie Schurkamp
DIRECTOR OF
OPERATIONS



Kelsey Martinez
DIRECTOR OF BUSINESS
SERVICES



Therese Hoyle
DIRECTOR OF DEVELOPMENT
AND GRANT ADMINISTRATION

2023 COMMUNITY INVOLVEMENT

- CASA of the Midlands
- First 5 Nebraska Leadership Academy
- Fremont Creative Collective Board of Directors
- Fremont Area Chamber of Commerce Board of Directors
- Fremont Area Chamber of Commerce Diplomats
- Fremont Health Foundation Board of Directors
- Fremont Kiwanis Board of Directors
- Hispanic Festival Planning Committee
- Keep Fremont Beautiful Executive Board of Directors
- Leadership Fremont
- Unified Development Code and Comprehensive Plan Steering Committee

INITIATIVE GOALS



BUSINESS ATTRACTION

To secure new investment and support job creation through the successful attraction of new companies who do not have a location in Fremont.

BUSINESS RETENTION AND EXPANSION

To support our existing businesses by retaining investment and employment levels through assistance in growth and creation of new quality jobs in Greater Fremont Area.

WORKFORCE DEVELOPMENT AND PREPAREDNESS

Ensure that our current and future workforces have the right skills to meet the needs of existing businesses and prospective businesses so that our emerging workforce chooses to earn a quality living here and help the Fremont area thrive.

QUALITY OF LIFE ENHANCEMENT

Enhance the quality of life for all current and future residents to ensure that Fremont area residents and companies have a bright future full of opportunities.

BUSINESS ATTRACTION

- 6 landed projects
- 7 site visits
- Over 33 million dollars of capital investment
- 30 new prospects engaged
- 104 new jobs created

PORT AUTHORITY TIMELINE

FEB. 14,
2023

The Fremont Municipal Inland Port Authority was officially designated by the State of Nebraska.

FEB.
2023

GFDC hired Burns & McDonnell and Olsson & Associates to begin Master Planning.

MARCH
2023

Fremont Municipal Inland Port Authority Board of Commissioners were approved and appointed.

SUMMER
2023

Inland Port Authority land officially rezoned.

OCT.
2023

Burns & McDonnell presented 3 draft Master Planning concepts.

WHAT'S NEXT FOR QUARTER 1 IN 2024?

Burns & McDonnell will present the preferred concept for development.



BUSINESS RETENTION AND EXPANSION

- 60 completed Business Retention and Expansion visits
- Administered \$100,000 of Site and Building Development Funds for a local expansion project
- Engaged over 80 business owners, entrepreneurs and individuals throughout the second year of the Small Business Education Series sessions
 - Excel 101
 - Marketing and AI
 - Credit Building
 - QuickBooks Training
 - Business Tax Update



WORKFORCE DEVELOPMENT AND PREPAREDNESS

- Secured \$700,000 in grants for Fremont Public Schools Career and Technical Education efforts
- Hosted Manufacturing Jobs Relation Professional Development Training
 - 12 participants from 5 local businesses completed the training



TEACHER EXTERNSHIP PROGRAM LAUNCH

Fremont High School faculty members were invited to apply for the Teacher Externship Program in Spring of 2023. Those selected were individually paired with a local business to shadow over the summer. Their findings and experiences were then developed into plans for curriculum integration and brought back to their classrooms.

- 4 FHS faculty members participated
- 4 local businesses hosted teacher externs
 - Christensen Lumber Company
 - DPA Auctions
 - Methodist Fremont Health
 - RTG Medical



QUALITY OF LIFE ENHANCEMENT

2023 HOUSING RESULTS

Dodge County Investment Fund supported the following:

- 4 homes built in BlueStem subdivision
- 4 homes built in neighboring City of Scribner
- 136-unit Apartment Complex and Clubhouse under construction in BlueStem on track to open early 2024
- Fremont Commons completed Phase III. Total units created- 324

Development of the Fremont Home Fund:

- Raised over \$500,000 in matching funds from community investors to apply for the 2022 Rural Workforce Housing Fund grant from State of Nebraska Department of Economic Development
- Received \$1M Grant in May of 2023 to create the Fremont Home Fund
- From the \$1.5M housing fund we are backing 4 projects to be completed in 2024
 - Rehabilitation of 13-unit apartment building
 - Add an upper level 3 bedroom apartment in downtown Fremont
 - Renovation of abandoned home in historic Barnard Park area
 - Supported Rebuilding Together Platte Valley East, another area nonprofit, with the funds to purchase and rehabilitate a dilapidated home located in central Fremont
- Hosted 3 Nail Tapping events to showcase the applicants “before” stage.
- Looking for more housing opportunities in 2024!



OFFICERS

Chair: Jessica Kolterman
Lincoln Premium Poultry

Treasurer: Scott Meister
Pinnacle Bank

Vice Chair: Brett Richmond
Methodist Fremonth Health

Past Chair: Diane Mallette
Structural Components Systems

DIRECTORS

Bob Missel
Dodge County Supervisor

Chuck Johannsen
RVR Bank

Chris Walz
Walnut Radio, LLC

Jennifer Bixby
Don Petersons & Associates

Joey Spellerberg
Mayor, City of Fremont

Karna Dam
RTG Medical

Les Shallberg
Fremont Electric, Inc.

Maggie Diers-Yost
Deer Pointe & Diers Ford

Matt Mueller
FNBO

Matt Taylor
Fremont Beef Company

Michelle Wiese
Board of Public Works

Mitch Sawyer
S2 Roll-offs, LLC

Scott Getzschman
Getzschman Heating

Chris Venteicher
Wholestone Farms

Tim McCormick
Fremont Contract Carriers

Dave Mitchell
Yost, Lamme, Hillis,
Mitchell, Schulz,
Hartmann, & Wilson P.C.

EX OFFICIO

Brad Dahl
Fremont Public Schools

Brenda Wilberding
Fremont Chamber of Commerce

Laura Jensen
Midland University

Mark Norman
Greater Omaha ED Partnership

Todd Hansen
Metropolitan
Community College



Greater Fremont Development Council (GFDC) is excited to kick off our 50th Anniversary in 2024. This organization was established February 21st, 1974, by a group of 15 local business professionals, led by Marvin Welstead and John R. Young under the name of Fremont Chamber Industrial Foundation. An amendment was made in March of 1992 to rename the organization, the Greater Fremont Development Council. GFDC continued its mission for growth and development for the Fremont area.

In 2013, GFDC embraced a regional approach of economic development by joining the Greater Omaha Economic Development Partnership (GOEDP), making Dodge the fifth county in the formal partnership. GFDC celebrated its 10 year anniversary with GOEDP in 2023. We've continued to see an increase in leads, resources, and marketing opportunities through this unique collaboration that has been a catalyst for success.

Thank you to the current and past board members, investors, and partners that continue to serve GFDC and our community.

“The turning point to GFDC’s success came through joining the Greater Omaha Economic Development Partnership in 2013. The past 10 years have seen phenomenal growth!”

Scott Getzschman
Getzschman Heating
Former Mayor, City of Fremont

“Technology has had one of the biggest impacts on how we develop sites today as compared to years ago.”

Les Shallberg
Fremont Electric, Inc.
Over 20 years of GFDC board involvement

“Constant efforts to maintain, grow, and attract business has allowed existing employers to expand and thrive. This growth and expansion has led to additional business development throughout our community,”

Dave Mitchell
Yost, Lamme, Hillis, Mitchell, Schulz,
Hartmann, & Wilson P.C.
Over 20 years of GFDC board involvement





www.FremontECodeV.org



Greater Fremont Development Council



GreaterFremontNE



FremontEcoDev



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