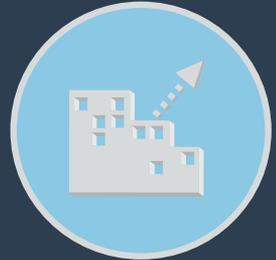


# 2016 ANNUAL REPORT

GFDC is a 501(c)6 public-private partnership that works diligently to fulfill its mission to provide leadership for Greater Fremont Area growth initiatives and aggressively pursue targeted growth opportunities that will result in quality job creation and retention.



**BUSINESS  
ATTRACTION**



**BUSINESS  
DEVELOPMENT  
& EXPANSION**



**WORKFORCE  
DEVELOPMENT**



**QUALITY  
OF LIFE**

# FREMONT 2020 A CLEAR VISION

*Year 2 of Fremont 2020, our five-year strategic plan, demonstrated how calculated investment in economic development strategy can yield big returns! We experienced a year of solid project activity, and many of those projects are in our target industries (animal food manufacturing and wood, metal, and plastics manufacturing). We experienced a lot of commercial and service growth along our core commercial corridor, 23rd Street. This is because firms see Fremont as poised to grow, a market ripe for investment. We could not be more proud of what we have accomplished through key partnerships and the support of our investors, our membership, and the greater community this year.*

## FROM OUR PRESIDENT



2016 surpassed expectations and took Greater Fremont to new heights of growth! It's hard to remember a year in recent history that included projects as game-changing as Costco and Lincoln Premium Poultry and the southeast beltway, plus so many new retail and service opportunities to enhance our tax base and quality of life. Advancing these growth opportunities was not easy and truly took a coordinated effort full of enthusiasm from the community. We certainly would not have these opportunities to celebrate if it weren't for key partners like the City of Fremont, Dodge County, and committed, excited business leaders like our Fremont 2020 investors and GFDC members. Thank you to all who helped GFDC lead the way into a new chapter of growth. We look forward to continuing to partner with each of you as we continue to work hard in 2017 and beyond.

- Barry Benson, President

# BUSINESS ATTRACTION



GFDC processed **47 leads** directly, through partners like Greater Omaha Economic Development Partnership (GOEDP) and the Dept. of Economic Development, and through site selection consultants and real estate professionals. Greater Fremont options were submitted to 38 of the leads. We facilitated over **20 community visits** related to **3 projects** (over a dozen were from Costco & Lincoln Premium Poultry). 2 projects visited the community over 3 times each, and we're hopeful that we will get to announce them as landed in 2017.

In April, Costco announced that the Greater Fremont Area was the preferred location for Lincoln Premium Poultry (LPP) - a poultry processing complex that will supply Costco warehouses with \$4.99 rotisserie chicken and other quality chicken products (also known as Project Rawhide). The complex will be located in the south industrial district of Fremont and include a feed mill, a hatchery, and a processing facility. 75-100 farmers across the region will grow the chickens and diversify their farm portfolios. We expect to officially land this project in 2017 when groundbreaking occurs and construction starts.

- The Costco & LPP project is expected to bring nearly **\$400 million** in capital investment to the Eastern Central Nebraska region and generate **\$1.2 billion** of economic impact annually.
- The project will generate **800-1,000 jobs** across the complex. Additional jobs will be created through new and expanding business activity related to supporting the operations of Lincoln Premium Poultry.

## COSTCO & LPP PROJECT CHAMPIONS

City of Fremont  
Fremont Dept. of Utilities  
Dodge County  
Fremont Area Chamber of Commerce  
Greater Omaha EDP  
Neb. Dept. of Ag  
Neb. Dept. of Econ. Dev.  
AFAN  
Business and civic leaders  
Enthusiastic citizens and community organizations



20 Visits Across  
1 Projects

38 Project  
Submissions

47 Leads  
Processed



Buffalo Wild Wings  
Eyecare Specialties  
Firehouse Subs  
Fluff N Puff Grooming  
Fountain Springs Estates  
Kopey's Fire Extinguisher Service  
Med Express  
Orchid of Hope Counseling  
Polymath Café  
Starbucks

## 10 LANDED ATTRACTION PROJECTS



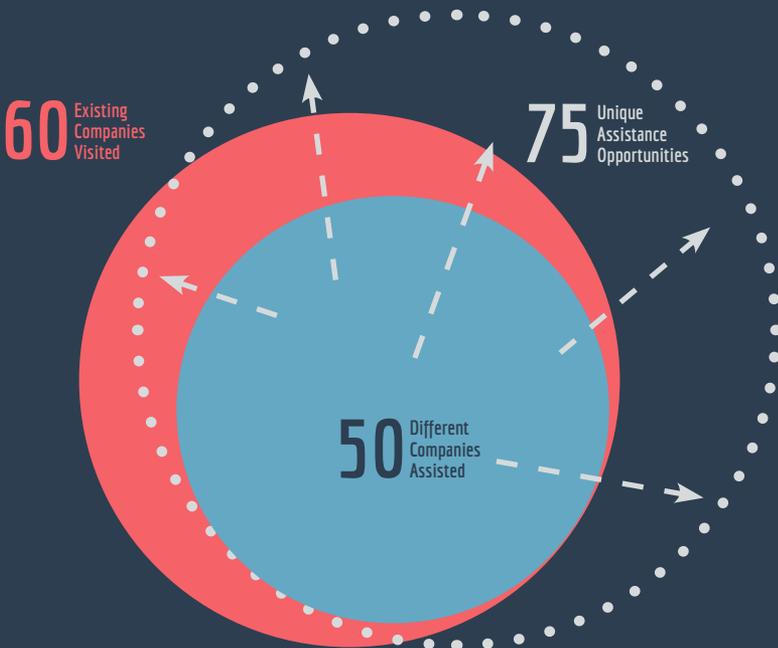
# BUSINESS RETENTION & EXPANSION

**7 expansion projects** were identified by GFDC in 2015. 2 of those projects were completed or are underway, including RTG Medical and Heartland Parts & Accessories. Due to confidentiality concerns, not all expansion announcements can be shared publicly, but we are pleased to have provided technical assistance to support this growth of existing industry.

GFDC visited with **60 existing companies** and identified **75 unique opportunities** to provide assistance to 50 different companies.

Headquarter visits included Costco (a trip to Seattle with Mayor Scott Getzschman), Hormel (a meeting with executives during a visit to Fremont), and Royal Canin (St. Louis, MO). These visits help solidify the relationship between larger firms and the community, and it is an opportunity to proactively identify needs or opportunities.

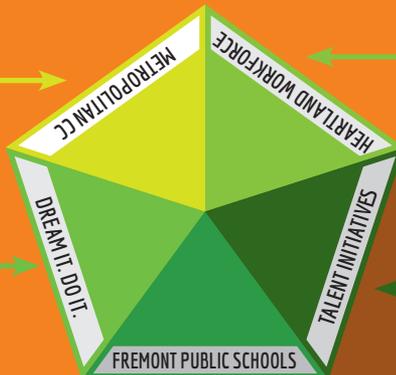
A key theme of existing business outreach in 2016 was to encourage interaction and collaboration among education institutions and private industry. This is the best way to ensure young people in and around Fremont have the skills required to work for our wonderful local companies.



# WORKFORCE DEVELOPMENT



- The task force GFDC developed in 2015 to discuss the need for diesel technicians saw great success in 2016. After consistent advocacy from GFDC and funding from private sector businesses, Metropolitan Community College has decided to invest in making diesel tech programming available at a Fremont location. Several surrounding schools will have the opportunity to participate in the Fremont Area Diesel Academy. This will help young talent in our region develop in-demand skills and access this career opportunity with more ease. Career and technical training partnerships like this one will benefit our existing businesses as they seek skilled talent.
- GFDC joined forces with Heartland Workforce Solutions to help develop a strategic vision for the six-county area to better serve jobseekers and employers. We are very excited about more opportunities to partner with Heartland Workforce Solutions in the future!
- Barb Pierce, Director of Existing Business, accepted the role of Area Director for the *Dream It. Do It.* initiative. Barb will help coordinate area resources and employers with programming that supports the *DIDI* mission to address the skills gap by reaching out to students, parents, and educators to help them understand global challenges and education paths. This outreach will help future talent obtain skills that lead to good paying careers in manufacturing and related businesses.
- We collaborated with Fremont Public Schools to provide Dodge County employers with information to help promote the Governor's Youth Talent Initiative, educator internships, and the Greater Omaha Chamber's Tech Talent Initiative.
- We rallied the troops and had an outstanding employer and educator turnout at the Career and Technical Education Night coordinated by the Nebraska Career and Education Innovation Foundation. Dialog focused on direction for state workforce initiatives, aligning career and technical education with economic development priorities, and career readiness for Nebraska students.





# QUALITY OF LIFE

We embodied the regional brand *We Don't Coast* with all of our business development successes this year! We include strong branding of Greater Fremont and the community's assets in all of our project activity.

GFDC is proud to support various initiatives that enhance our quality of life and allow families and businesses to thrive here. These initiatives include the Elkhorn River Valley Transmission Line, programming for the Fremont Area Young Professionals, and the Fremont Family Coalition.

**WE DON'T COAST™**  
**FREMONT**

## + + + + + OTHER INITIATIVES + + + + +

### REAL ESTATE STUDY

We completed a real estate inventory study to evaluate available sites and buildings in terms of suitability for meeting the real estate needs of prospect companies in Fremont's identified target industries. The study found that a lack of available buildings is a significant competitive disadvantage for Fremont in recruiting new manufacturing or distribution operations to the area, and many of our available sites have limitations that include need for utilities, need for rezoning, and unknown development costs. We plan to develop a strategy to make our building and site inventory more competitive in 2017.

### INFRASTRUCTURE

GFDC coordinated a task force of elected officials and employers to advocate for the priority of the southeast beltway project during a recent round of prioritization executed by the Nebraska Dept. of Roads. We coordinated a letter writing effort and a strong presence in person at our region's open house. We were able to showcase the Costco & Lincoln Premium Poultry project as a catalyst for growth for the whole state, and NDOR agreed with us that the southeast beltway project deserved to be one of eight prioritized projects. A project that was expected to take decades to come to fruition will now take only years. This is a great victory for our community!

**SE BELTWAY**



# 2017

We will continue to take a targeted industry approach to business attraction and expansion initiatives. Marketing efforts will focus on the industries of animal food manufacturing and wood, metal, and plastics manufacturing. We will continue to identify supply chain opportunities to bring new companies to the community and help existing companies grow.

We will dig deeper into our real estate inventory opportunities and work with a task force to identify specific opportunities related to speculative building development, site identification, and site certification. The right real estate options are critical to growing our industry base. Let's stay ahead of the game and have real estate options ready for the opportunities we want to capture.

Let's land the Costco & Lincoln Premium Poultry project!

Costco will not give the final approval for the project until the grower network is solidified, the appropriate permits are in hand, and the land purchase has been completed. All of these items are in process and should be resolved in the first half of 2017.



In order to maximize the impact of the Costco & Lincoln Premium Poultry project, we need to make sure we have housing options available that will capture the population growth we desire. GFDC will partner with several entities in the community to complete a housing



study to help identify existing housing needs and future housing opportunities based on Costco & LPP coming to the community. Let's be proactive and plan for the population growth we want to see!

With a project as large as Costco & LPP coming into a community like Fremont, ripples related to workforce availability and labor supply will be felt throughout our business community. This is an opportunity for key workforce and education partners to help our employers make this transition with a plan and resources to access, and GFDC is eager to coordinate and support this needed activity.

Ready to blast off? Mark your calendars: Careerockit launches April 1-8, 2017. This is a regional talent initiative to connect young people (3rd grade through post-secondary) with experiences hosted by local businesses. All the cool companies are getting on board! Develop

**CAREEROCKIT**

your experience proposal and make it available to area students at [www.careerockit.com](http://www.careerockit.com).

# OFFICERS

**President:** Barry Benson – First National Bank Fremont

**Vice President:** Bill Vobejda – Fremont Health

**Treasurer:** Mike Arps – Arps Red-E-Mix, Inc.

**Past President:** Chuck Johannsen – First State Bank & Trust

## BOARD OF DIRECTORS

Marlin Brabec – Don Peterson & Associates

Mayor Scott Getzschman – City of Fremont

Rob George – Dodge County Board of Supervisors

Paul Gifford – Fremont Board of Public Works

Mike Herre – Fremont Contract Carriers

Les Leech – Fremont Beef Company

Scott Meister – Pinnacle Bank

David Mitchell – Yost, Schafersman, Lamme, Hillis, Mitchell, Schulz & Hartmann, PC

Russ Peterson – Nye Health Services

Les Shallberg – Fremont Electric, Inc.

Chris Walz – Walnut Radio

## EX-OFFICIO

Randy Thelen – Greater Omaha Economic Development Partnership

Tara Lea – Fremont Area Chamber of Commerce

## STAFF

Cecilia Harry, CECD – Executive Director

Barb Pierce – Director of Existing Business

Therese Hoyle – Administrative Assistant



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@FremontEcoDev



### Websites:

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SelectGreaterOmaha.org

