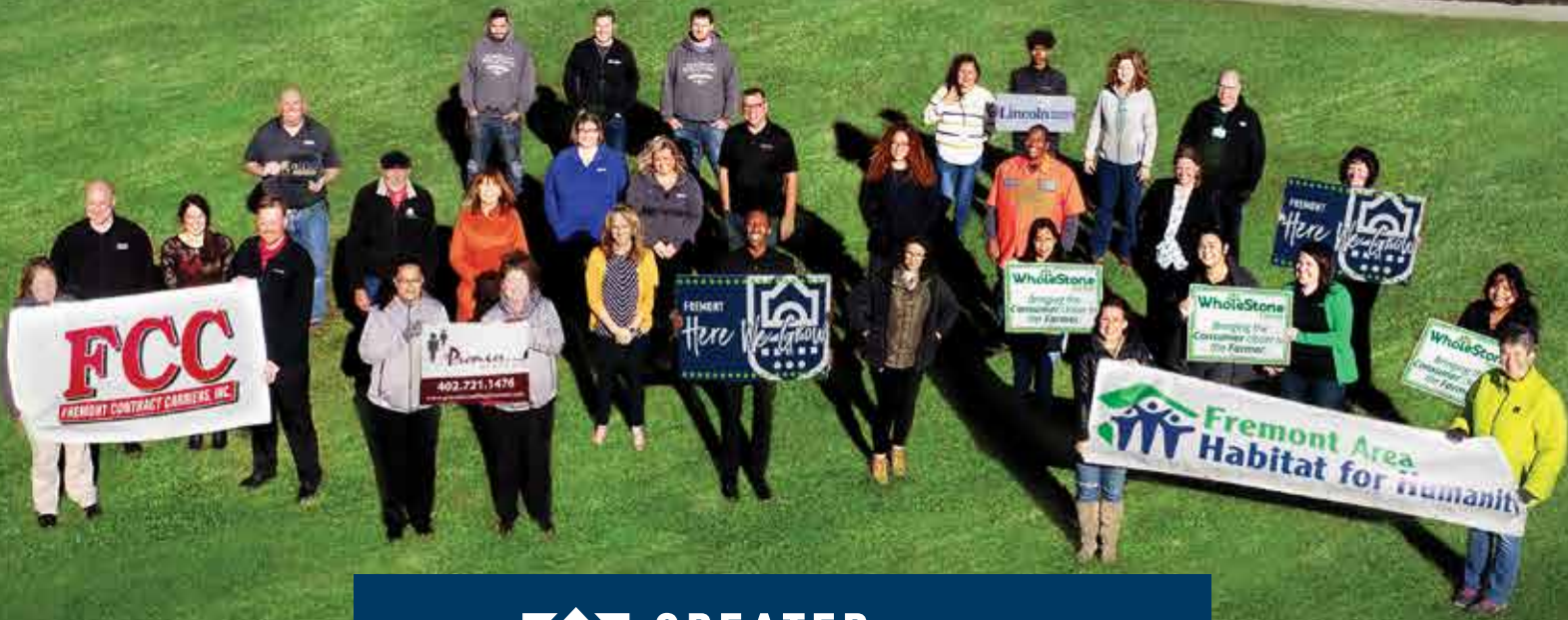


# 2019 ANNUAL REPORT

# Here We Grow



GREATER  
**FREMONT**  
DEVELOPMENT  
COUNCIL

# LETTER FROM THE CHAIRMAN

## To Measure the Success...

of the 2020 Vision campaign, one may automatically look to the impact of job creation and capital investment on the surface; but if you look deeper, you will find the key ingredient to our community success; collaborative efforts and teamwork. If we reminisce about the foundation of our community, back in 1856, Fremont was planned with the anticipation of growth. This growth was tied to the expansion of a revolutionary creation; the railroad. The establishment of our very community; our county, was tied to growth, and goals that might one day connect an entire country. Fremont was the link to the Union Pacific dream and to the American dream.

Today, we find ourselves at the completion of one vision that has propelled the birth of sustained growth. As Chairman of the Board, I can clearly state that we have exceeded our 2020 Vision goals and now find ourselves creating a catalyst for the next 5 year campaign, *Here We Grow 2025*. In the last 5 years we landed the Lincoln Premium Poultry Project, established a robust housing incentive fund, while establishing programs that focus on workforce development, people recruitment, small business lending, diversity and inclusion. No goal or success was met without partnerships, communication, and a fundamental focus on the larger picture. Fremont. Dodge County. The Greater Omaha Region. Nebraska. Here. We. Grow.

These past 5 years we have focused on four pillars of programming:

- Business Attraction
- Business Retention and Expansion
- Workforce Development
- Quality of Life

In press clippings, ribbon cuttings, ground-breaking ceremonies, and nail tapping press conferences, Fremont is growing. Dodge County is growing. From the grand opening of Lincoln Premium Poultry, housing development efforts that spurred GFDC to secure over \$3.5 million in revolving incentive dollars, establishing workforce development efforts, landing 13 projects including Western Integrated Seeds, Lofts @ 505, 505 Brewing Company, Fountain Springs II, Extreme Outdoor Power, BestnPet, Inc., Señor Tequila and the \$200 million dollar expansion of WholeStone Farms, it is apparent that our new community slogan of “Here We Grow”, embodies GFDC’s efforts.

With the success of the 2020 campaign, I am confidently and eagerly anticipating a year that embodies additional leadership and partnership efforts propelling us into a successful 2020 and beyond. Fremont. Here We Grow.

“Coming together is a beginning. Keeping together is progress. Working together is success.”

Henry Ford

**Bill Vobejda,  
Chairman of  
the Board**

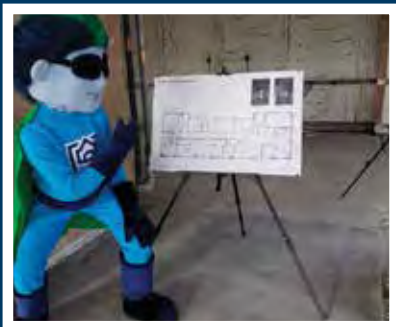


# YEAR 5 OF VISION 2020

When you reach a goal, it's easy to take for granted all the planning, meetings, decision-making, and tireless persistence needed to reach that goal. 2019, our 5th year of the Vision 2020 Campaign, was a huge success, one completely focused on solidifying new programs of work and refocusing on the successful impact of the last five years.

As we continued to build on our fundamental pillars, we found ourselves launching new campaigns. To name a few...

- Here We Grow – Fremont Brand Launch
- Here We Grow – Housing Fund
- The Welstead Fund
- The Multi-Cultural Inclusion Council



Our leadership, our partners, and the community's needs continue to shape the impact we make in the Greater Fremont/Dodge County area. As we have secured and opened the massive Lincoln Premium Poultry complex, led several housing efforts, and workforce development initiatives; we see 2020 as the year for growth. We know that Fremont and Dodge County have the talent, leadership, and focus needed to propel us into the future with a clear plan

for attraction, retention, quality of life, and workforce preparedness.

**In Fremont we don't simply show...In Fremont...Here. We Grow.**







**All Metals Market, Inc.**

**Arps Red-E-Mix, Inc.**

Audio Video Specialist

Ayars & Ayars, Inc.

Border States dba

Kriz-Davis Co.

Borisow Properties, LLC

**Butler Ag**

D & D Investment Co., Inc.

**Dale Olson**

**Deer Pointe Corporation**

**Diers Ford Lincoln**

Dodge County Title & Escrow

**Don Peterson & Assoc.**

Dugan Funeral Chapel

**Eakes Office Solutions**

Emanuel Printing Co.

**Erickson & Brooks, CPA's**

Everly Plumbing, Heating &

Cooling, Inc.

Fairfield Inn & Suites Fremont

**First National Bank of Omaha**

First Northeast Bank of Nebraska

**First State Bank & Trust Co.**

**Fremont Beef Company**

**Fremont Contract Carriers, Inc.**

**Fremont Electric, Inc.**

Fremont Family Dentistry

**Fremont Family YMCA**

Fremont Golf Club

Fremont Tribune

**Gene Steffy Chrysler Jeep**

**Dodge Ram**

**Getzschman Heating, LLC**

**Great Plains**

**Communications**

**Greater Omaha Economic**

**Development Partnership**

**(GOEDP)**

Holiday Inn Express

Hormel

**HyVee Food Stores, Inc.**

**Inspro Insurance**

**Jayhawk Boxes, Inc.**

JEO Consulting Group, Inc.

Kentucky Fried Chicken

L&R Partnership, LLC

Lallman, Paulson, Brettman, Inc.

Leonard Management, Inc./

McDonald's

**Marlin and Marla Brabec**

**Methodist Fremont Health**

Nebraska Irrigated Seeds

**Nye Health Services**

**OfficeNet**

**Olsson Associates**

**Omaha Public Power District**

**P & H Electric**

Paden Enterprises, Inc.

**Pinnacle Bank**

**Premier Staffing**

Rhea Brothers General

Partnership

Robert E. Roesch, DDS  
Rosenbauer Aerials, LLC  
**RTG Medical**  
Runza Restaurants  
**S2 Roll-offs, LLC**  
**Sampters**  
Sawyer Car Wash  
**Shaw, Hull & Navarrette,**  
**CPA's**  
Sidner Law Offices  
State Farm Insurance –  
Gaylord Mussman  
Stinnette Chiropractic  
**Structural Components**  
**Systems, Inc.**  
**Taylor & Martin, Inc.**  
TEK Services  
Thomas F. Waring, MD  
**Thompson Construction,**  
**Inc.**  
**Valmont Industries**

Vogt Pharmacy  
**Walnut Radio**  
Wealth Partners  
**Yost, Schafersman, Lamme,**  
**Hillis, Mitchell, Schulz &**  
**Hartmann, P.C.**

**Public Partners**  
**City of Fremont**  
**Department of Utilities**  
**Dodge County**

**NON PLEDGED**  
**MEMBERS**

**Abe Krasne Home**  
**Furnishings**  
Allied Appliance  
American Broadband  
Cargill  
Four Ten Partnership  
Fremont Aviation

Fremont Builders Supply  
Fremont Eye Associates  
Godfather's Pizza  
Kelly Klosure Systems  
**Lou's Sporting Goods**  
Metropolitan Community  
College  
Midland University  
Pathfinder Management  
**Platte Valley Bank**  
**Sid Dillon Chevrolet**  
**US Bank**  
Verner Veterinary Clinic  
Wiechman Pig Company

**Bold indicates a *Here We Grow 2025***  
**5-year Investor**



# BUSINESS ATTRACTION

## WE PROCESSED 45 LEADS IN PARTNERSHIP WITH

our local efforts, the Greater Omaha Economic Development Partnership, Nebraska Department of Economic Development, and through site selection consultants and real estate professional efforts. This year was a unique focus of new programming and fund development efforts, but we

understand that our foundation will always be business attraction.



The economic landscape shifts and the business climate does alter in each calendar year, but this primary focus has sustained our primary existence as an organization, which is, to pursue targeted growth opportunities that will result in quality job creation and retention. Our 2020 focus will include the identification of a shovel ready

site, securing leads through trade show visits, and marketing trips, and a continued examination of our target industries.

**45**  
LEADS



**\$65**  
MILLION CAPITAL  
INVESTMENT

**7**  
PROSPECT  
VISITS

**75**  
JOBS ADDED



**10**  
LANDED  
PROJECTS



# BUSINESS RETENTION & EXPANSION

## WE KNOW THAT SUSTAINABILITY & HOLISTIC ECONOMIC DEVELOPMENT

will always depend on the success of our existing businesses and industries. The balance needed to allow for this form of growth, flows directly into the Business Retention and Expansion efforts.

In 2019, we participated in over 80 BRE visits in the Greater Fremont & Dodge County area. This goal was secured by GFDC staff, board of directors, and half a dozen local, state, and regional partner service organizations. We take our 2-day blitz visits seriously, we listen, we engage, and we follow-up. Much like any successful relationship, we go into these visits focused on being the complimentary ingredient to merge resources with idealism. This is the key to our local sustainability and business expansion efforts.

We'd like to thank our 2nd Annual BRE Blitz partners for their time, talent, and dedication:

- Center for Rural Affairs
- Metropolitan Community College
- Nebraska Business Development Center
- Nebraska Department of Economic Development
- Nebraska Department of Labor
- Nebraska Enterprise Fund
- Nebraska Manufacturing Extension Partnership
- Northeast Nebraska Economic Development District
- Omaha Public Power District





**104**  
BUSINESS  
ASSISTS

**88**  
BUSINESS  
VISITS

**6**  
EXPANSION  
LEADS

**3**  
LANDED  
EXPANSION  
PROJECTS



**\$216.2**  
MILLION CAPITAL  
INVESTMENT



**165**  
JOBS ADDED





# WORKFORCE DEVELOPMENT & PREPAREDNESS

## **GFDC IS COMMITTED TO CREATING & COLLABORATING ON PROGRAMMING.**

**Fremont Talent Ready Initiative** - the Manufacturing 3030 group made up of industry, education & workforce service partners met monthly where groundwork for several exciting programs were laid. This group supports Dream It. Do It. by aligning with the Greater Omaha Region Dream It. Do It. group who is leading the way to bringing career pathway awareness to students in the region through partnerships, technology & a traveling STEM Trailer.

**Careerockit** - partnership with the Fremont Area Chamber of Commerce (FACC) and Greater Omaha Chamber of Commerce (GOCC). A Fremont High School Freshman assembly was held, where seven local businesses had representatives talk to the students about their own career story and industry opportunities.

**Apprenticeships** - we brought together the Nebraska Department of Labor (NDOL), Fremont Public Schools (FPS), and local companies to discuss development of Youth Registered Apprenticeships (YRA). In the Fall, FPS received recognition from the United States Department of Labor for creating three youth registered apprenticeship programs. These apprenticeships are for training welders, diesel technicians and industrial manufacturing technicians.

**Work Ready Community Kickoff** - a kickoff celebration was held on October 4 at Hansen Mueller for the Dodge County Work Ready Community (WRC) initiative, a community based framework including GFDC, FACC, FPS, Metropolitan Community College (MCC), NDOL, Dodge County, and City of Fremont. Our county is well on the way to providing sustainable access to students, existing employees and jobseekers.



**Strategic Doing™**  
Do More Together.



**METROPOLITAN**  
Community College



**FREMONT**  
AREA CHAMBER  
OF COMMERCE



1

DRIVE THRU  
JOB FAIR

520

CAREEROCKET  
STUDENT  
PARTIPANTS

\$3,460

RAISED FOR DIESEL  
TECH ACADEMY  
BOOKS THROUGH  
FREMONT BIG GIVE

67

EMPLOYERS  
SUPPORTED  
WRC







# QUALITY OF LIFE ENHANCEMENT

## LAST YEAR, WE THOUGHT WE TURNED OUR PROGRAMMING EFFORTS

on its proverbial ear, with the establishment of a \$1.88 million dollar Dodge County Investment Housing Fund. But we were not done with those housing efforts. In 2019, with the support of our local leaders, Fremont City Council, Mayor Getzschman, City of Fremont, City Administrator, Brian Newton, and many others, we raised an additional \$1 million in funds to establish the Here We Grow Homes (HWGH) Fund. This fund focuses on affordable workforce housing efforts and the support of the much needed rehabilitation following the March 2019 Fremont/Dodge County flood.



To date, GFDC has now raised a record \$3.5 million dollars in housing incentive funds. Additionally, Dodge County has seen our 2017 housing study projected need, shift. The study required a total of 1508 units, which includes the economic boost of Lincoln Premium Poultry's \$450 million dollar poultry plant.

To date, Fremont has a record 1800+ units in the pipeline for municipal approval, or have begun the foundation work to open opportunities to new homeowners and rental tenants. However, with

the recent disaster and the projected number of jobs added, we will see a different need than the previous study showed.



**5**  
LANDED  
PROJECTS

**\$52**  
MILLION CAPITAL  
INVESTMENT



**640**  
UNITS  
PROJECTED

**2**  
HOUSING  
FUNDS  
CREATED

**\$3.5**  
MILLION  
DOLLARS RAISED

**\$400,000**  
HWGH AWARDED  
FUNDS



**1**  
PROJECT  
FINANCED BY  
GFDC FUNDING

# BOARD OF DIRECTORS

**AL SAWTELLE**  
FREMONT UTILITIES &  
INFRASTRUCTURE BOARD

**BARRY BENSON**  
FIRST NATIONAL BANK OF OMAHA

**BOB MISSEL**  
DODGE COUNTY

**CHUCK JOHANSEN**  
FIRST STATE BANK & TRUST COMPANY

**DAVID MITCHELL**  
YOST, SHAFERSMAN, LAMME, HILLIS,  
MITCHELL, SCHULZ & HARTMAN P.C.

**LES LEECH**  
FREMONT BEEF COMPANY

**LES SHALLBERG**  
FREMONT ELECTRIC, INC

**MARLIN BRABEC**  
DON PETERSON & ASSOCIATES

**SCOTT GETZSCHMAN, MAYOR**  
CITY OF FREMONT

**SUSAN KRUML**  
MIDLAND UNIVERSITY

**TIM MCCORMICK**  
FREMONT CONTRACT CARRIERS

## EX-OFFICIOS

**TARA LEA**  
FREMONT AREA  
CHAMBER OF COMMERCE

**DAVID BROWN**  
GREATER OMAHA  
CHAMBER OF COMMERCE

# 2019 OFFICERS

CHAIRMAN  
**BILL VOBEJDA**  
METHODIST FREMONT HEALTH

VICE CHAIRMAN  
**CHRIS WALZ**  
WALNUT RADIO

TREASURER  
**SCOTT MEISTER**  
PINNACLE BANK

SECRETARY  
**GARRY CLARK**  
PRESIDENT & CEO, GFDC

IMMEDIATE PAST CHAIRMAN  
**MIKE ARPS**  
ARPS RED-E-MIX, INC





A fresh and more aggressive five-year plan has been developed by the GFDC Board to assure that Fremont’s current economic momentum continues. It is called *Here We Grow 2025*.

*Here We Grow 2025* will step up efforts to develop a skilled workforce, and to stimulate the creation of housing options for employees to live and work in Fremont while still focusing on Business Attraction & Business Retention & Expansion. Below are our goals for our four pillars.

## **BUSINESS ATTRACTION**

GOAL: 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 & EXPANSION**

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

## **WORKFORCE DEVELOPMENT & PREPAREDNESS**

GOAL: 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 choose to earn a quality living here and help the Fremont Area thrive.

## **QUALITY OF LIFE ENHANCEMENT**

GOAL: 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.

## **WELCOME TO THE NEWEST INVESTORS**

Christensen Lumber	Royal Canin
Lincoln Premium Poultry	Western Integrated Seeds
Moostash Joe Tours	Wholestone Farms

## **EDUCATORS**

Fremont Public Schools  
Midland University  
Metropolitan Community College

# GREATER FREMONT DEVELOPMENT COUNCIL STAFF

**GARRY CLARK**  
PRESIDENT & CEO

**BARB PIERCE**  
DIRECTOR OF WORKFORCE DEVELOPMENT

**KELLY GENTRUP**  
DIRECTOR OF QUALITY OF LIFE

**STEPHANIE SCHURKAMP**  
DIRECTOR OF BUSINESS SERVICES



## FREMONT OFFICE

1005 E 23RD ST, STE 2  
FREMONT, NE 68025  
402.753.8126

## OMAHA OFFICE

808 CONAGRA DRIVE #400  
OMAHA, NE 68102  
402.346.5000



**FACEBOOK**  
GreaterFremontNE



**INSTAGRAM**  
FremontEcoDev



**LINKEDIN**  
Greater Fremont Development Council



**TWITTER**  
@FremontEcoDev



**GREATER  
FREMONT  
DEVELOPMENT  
COUNCIL**



**ECONOMIC DEVELOPMENT  
PARTNERSHIP**

[WWW.FREMONTCODEV.ORG](http://WWW.FREMONTCODEV.ORG)