

Here We Grow



**GREATER
FREMONT
DEVELOPMENT
COUNCIL**



ANNUAL REPORT

LETTER FROM THE CHAIRMAN

It has been a privilege to serve as Chair of the Greater Fremont Development Council Board this past year. Together with our dedicated investors, government leaders, community advocates, and professional staff, we have made significant strides in fostering an environment where innovation, collaboration, and growth can thrive.

This year, we successfully campaigned for the renewal of LB840, securing voter approval to ensure continued investment in local economic development. We also worked tirelessly to expand talent and training programs, helping our local businesses attract and retain a skilled workforce, which is essential to our community's long-term prosperity.

Additionally, we made important investments in new workforce housing units, addressing one of the most critical needs in our region. Our collective efforts also saw continued progress on the Fremont Municipal Inland Port Authority, with the finalization of a site plan and the securing of \$2 million in funding for vital site improvements.

None of this would have been possible without the continued support and commitment of our investors. Thanks to their generosity and vision, the Greater Fremont Development Council is equipped with the resources needed to drive ongoing growth and opportunity in Fremont and the surrounding area.

These achievements represent more than just milestones—they will leave a lasting, positive impact on our community for years to come. On behalf of the entire Board, I want to extend my deepest gratitude to each of you. Together, we are building a stronger future for Fremont. **Thank you!**



CHAIRMAN

Brett Richmond
Methodist Fremont Health

BOARD OF DIRECTORS

2024 OFFICERS

CHAIR

Brett Richmond
Methodist Fremont Health

VICE CHAIR

Jennifer Bixby
Don Peterson & Associates

TREASURER

Scott Meister
Pinnacle Bank

PAST CHAIR

Jessica Kolterman
Lincoln Premium Poultry

SECRETARY

Megan Skiles
President & CEO, GFDC

2024 DIRECTORS

Bob Missel

Dodge County Supervisor

Carol Fenske

Premier Staffing, Inc.

Chris Walz

Walnut Radio, LLC

Chuck Johannsen

RVR Bank

Dave Mitchell

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

Diane Mallette

Structural Components Systems

Joey Spellerberg

Mayor, City of Fremont

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

Tim McCormick

Fremont Contract Carriers

2024 EX-OFFICIO

Brad Dahl

Fremont Public Schools

Brenda Wilberding

Fremont Chamber of Commerce

Laura Jensen

Midland University

Alec Gorynski

Greater Omaha ED Partnership

Todd Hansen

Metropolitan Community College



Here We Grow 2025 ACCOMPLISHMENTS



2024 marked the final year of our last 5 year strategy and funding campaign, *Here We Grow 2025*. GFDC has successfully accomplished key initiatives that have driven economic growth and enhanced the Fremont community. Our *Here We Grow 2025* campaign, has been instrumental in ensuring Fremont's continued economic momentum. This plan focused efforts in Business Attraction, Business Retention & Expansion, Workforce Development & Preparedness, and Quality of Life Enhancement. With these goals in mind, GFDC has made significant strides in each pillar, contributing to a more prosperous and thriving Greater Fremont area. These accomplishments demonstrate the power of collaboration and the ongoing commitment of GFDC in building a stronger, more vibrant Fremont. [Here.We.Grow.](#)



BUSINESS ATTRACTION

- 171 New prospects engaged
- 22 Landed Projects
- 32 Site visits from new-to-market prospect companies
- \$215.5M Capital Investment into Greater Fremont
- 2,385+ New jobs created by new and expanded businesses

WORKFORCE DEVELOPMENT & PREPAREDNESS

- 14,278 Website visits for our "WORK BETTER. LIVE BETTER" campaign
- 16 Students and mentors matched through the Midland Mentorship Program
- 6 Teachers and businesses partnered in the Teacher Externship Program
- \$700,000 Secured in grants for Fremont Public Schools Career & Technical Education efforts

BUSINESS RETENTION & EXPANSION

- 366 Completed Business Connect Visits
- 11 LB840 Projects since 2020 totaling \$5.5M+ in collaboration with the City of Fremont
- \$950,000 Site & Building Development Funds administered for 4 local expansion projects
- \$75,000+ Funds managed in the Welstead Fund - Small Business Startup Loan
- 14 Small Business Education Series sessions hosted

QUALITY OF LIFE ENHANCEMENT

- \$4.3M Funds managed through our 3 revolving housing loan programs
- 552 New housing units built
- \$1.5M New funds secured created the Fremont Home Fund
- 11 Housing rehabilitation projects for severely dilapidated homes in the community



GFDC STAFF

Megan Skiles
PRESIDENT & CEO

Kelsey Martinez
DIRECTOR OF
BUSINESS SERVICES

Stephanie Schurkamp
DIRECTOR OF OPERATIONS

Therese Hoyle
DIRECTOR OF DEVELOPMENT
AND GRANT ADMINISTRATION

BUSINESS ATTRACTION

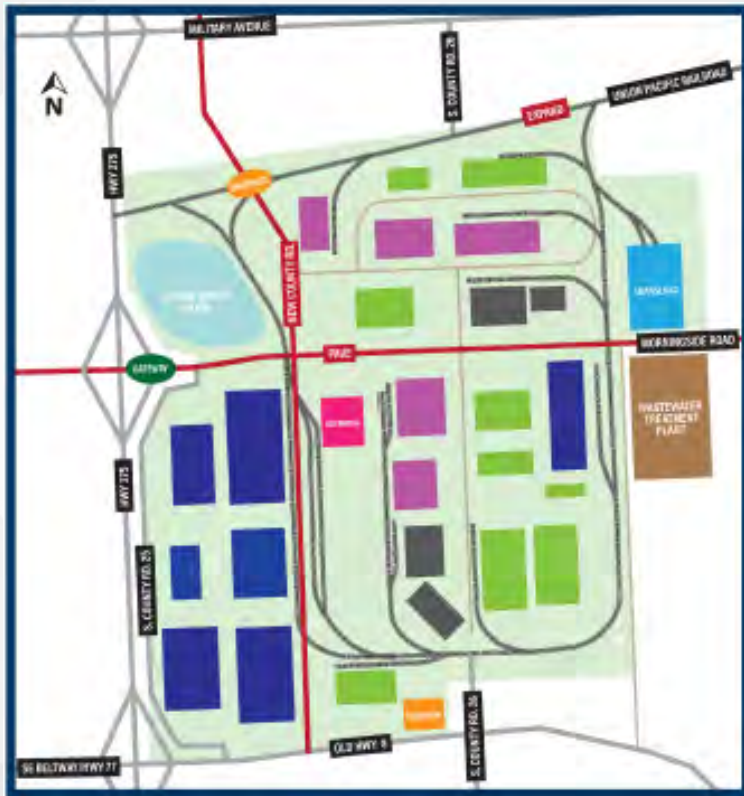


Goal: To secure new investment and support job creation through the successful attraction of new-to-market companies.

2024 ACTIVITIES

- 5 site visits
- 22 new-to-market projects opened
- Marketed Fremont opportunities at several conferences, such as, the **Omaha Commercial Real Estate Summit, BioWorld Congress, and Invest USA!**
- Continued support for the **Fremont Municipal Inland Port Authority**

Progress continues on the Fremont Municipal Inland Port Authority!



GFDC continues to market the Inland Port as an opportunity for growth new and existing businesses. This is a long term project and critical planning continues. As part of the planning, GFDC worked with engineering firms to plan for rail and develop concepts to help us understand highest and best use of land. **We worked with the Port Authority to secure a \$2M grant for additional engineering and potentially an initial phase of construction for Morningside Road.** Additionally, GFDC continues to work through the Rural Projects Act Grant to secure some critical pieces of property in the Port Authority and partner with existing land owners. Why does this site control matter if there are no businesses ready to locate just yet? We're hoping to set our community up for opportunity for decades to come and site control is an important piece of this puzzle. It provides more certainty for potential investors, helps with infrastructure planning, ensures more efficient and safe land use, and helps mitigate risk. Good planning and site control serve as the foundation for successful and sustainable economic development, creating an environment conducive to growth, investment, and job creation!



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.

2024 ACTIVITIES

- 65 quality **Business Retention and Expansion** visits completed
- Engaged over 50 business owners, entrepreneurs, students and individuals throughout the third year of the **Small Business Education Series** sessions
 - Creating Successful Internships Panel
 - QuickBooks Training
 - Business Tax Update and Preparation
- Supported an educational campaign for the successful renewal of the **Local Option Municipal Economic Development Plan (LB840)** in Fremont
- Submitted and Awarded recertification in the **Nebraska Economic Development Certified Economic Development Community (EDCC)** program
- Hosted 2 **Nebraska Enterprise Fund** small business training classes
- Restructured the **Welstead Fund - Small Business Start Up Loan** and presented the opportunity to over 100 local individuals



WORKFORCE DEVELOPMENT & PREPAREDNESS



Goal: To 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.

2024 ACTIVITIES

- Paired 2 Fremont High School faculty members with 2 local businesses for our **Teacher Externship Program**. Thank you to Fremont Therapy & Wellness and Lincoln Premium Poultry for hosting!
- Administered \$700,000 in grants for **Fremont Public Schools Career and Technical Education** efforts
- Ran the "**WORK BETTER. LIVE BETTER.**" talent attraction campaign resulting in 4,493 website visits
- Paired 10 students and mentors together for the 2024/2025 school year **Midland Mentorship Program**
- Supported **Fremont Area Young Professionals** programs



QUALITY OF LIFE ENHANCEMENT

Goal: To 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.

2024 HOUSING FUND HIGHLIGHTS

Fremont Home Fund

- **\$1.5M** dollars fully committed and working in 2024
- **11** rehabilitated units completed
- **7** active rehabilitation projects

Dodge County Investment Fund & Here We Grow Fund

- **136** unit multi-family complex completed
- **4** homes under construction; completion expected in Spring 2025

70 housing program inquiries assisted, providing guidance and referrals to other community resources.

OTHER 2024 ACTIVITIES

- 6 REGIONS One Nebraska Initiative
- Worked with Fremont Area Community Foundation, Fremont Area Creative Collective, Fremont Area United Way, and the Fremont Health Foundation on a Community Scorecard that is expected to be completed in Q1 2025



COMMUNITY INVOLVEMENT

- 6 REGIONS One Nebraska Initiative
- Downtown Design Revitalization Committee
- Fremont Area Chamber of Commerce Board of Directors
- Fremont Area Chamber of Commerce Diplomats
- Fremont Creative Collective Board of Directors
- Fremont Housing Authority Commissioner
- Fremont Kiwanis Executive Board of Directors
- Keep Fremont Beautiful Executive Board of Directors
- Leadership Fremont
- Leadership Fremont 2.0
- MainStreet of Fremont E3 Committee
- Nebraska Economic Developers Association
- Nebraska Housing Developers Association
- NEDA Legislative Committee
- Unified Development Code and Comprehensive Plan Steering Committee





2024 INVESTORS

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

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 (GOEDP)
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.



As we celebrated our 50-year anniversary and the tremendous impact of Greater Fremont Development Council and its investors, we are mindful of the ongoing potential for growth of our core values and goals. This sustained effort will continue to foster development across the Greater Fremont Area. We firmly believe that our region's prosperity hinges on Business Attraction, Business Retention & Expansion, Workforce Development, and enhancements to Quality of Life. Above all, achieving these milestones requires steadfast partnership and dedication to ensure that **Here.We.Grow.**

BUSINESS ATTRACTION

Goal: To secure new investment and support job creation through the successful attraction of new-to-market companies.

WORKFORCE DEVELOPMENT & PREPAREDNESS

Goal: To 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.

BUSINESS RETENTION & EXPANSION

Goal: To support one of our community and region's assets – our existing businesses – to retain existing investment and employment levels and to assist with opportunities to grow and create new quality jobs in Fremont.

QUALITY OF LIFE ENHANCEMENT

Goal: To 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.



**GREATER
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GREATER OMAHA CHAMBER
**ECONOMIC
DEVELOPMENT
PARTNERSHIP**