



FALLS CITY ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE
VOLUME I ■ 2017

Our mission is to encourage economic development and growth and improve the business conditions of the Falls City

edge

**Industry Plans Progressing:
Falls City Foods**

Falls City Economic Development and Growth Enterprise (EDGE), is pleased to announce Great West - Teeuwissen is planning a Falls City location for its processing, exports, imports and trade of animal by-products serving pet food and animal feed industries. The facility will be located in the Industrial Park at 404 Pacific St. (the former Gold Star Sausage plant). EDGE Executive Director, Beckie Cromer, notes "Great West - Teeuwissen is a great company and corporate officials have been a pleasure to work with. While there is still work to be done we feel our strategic location and the advantages of doing business in the Falls City area will continue to move this project through the due diligence phases. The company currently operates in York, NE and Highlands Ranch, CO and we are pleased they are working with Falls City as they look to expand their business to a second Nebraska location."

jobs being created are in the food processing industry and will include managers, maintenance, warehouse, production and office personnel.

Great West – Teeuwissen company President, Doug Haycock, and members of his management team have made several site visits to the facility and they are excited about the opportunity to launch operations in Falls City. Doug notes, "We appreciate everyone who has assisted us in the site location process including the Nebraska Department of Economic Development (DED) and Falls City EDGE. Kris Benson (DED) and Beckie Cromer have helped us advance our goal of acquiring a second location and facilitated the complex due diligence process. Their support has been invaluable to our industry expansion project."

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The plan calls for \$1.7M in capital investment for acquisition of the building and the purchase of equipment. They will also create 20 new full time jobs. Falls City EDGE plans to host a job fair in order to assist the company with recruitment of its employees. The



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EDGE Hosts FAM Tour

Falls City was a host community on a regional tour hosted by the Lincoln Area Development Partnership (LADP), of which EDGE is a member, on October 5, 2016. The motor coach tour, which made stops in Falls City and Auburn, included business recruiters from the Nebraska Department of Economic Development and other economic developers from throughout the 10 county Southeast Nebraska LADP region. Beckie Cromer, Executive Director of EDGE, coordinated the Falls City visit which included a trip through the community and included a tour of FAST Global Solutions. The tour included strategic commentary emphasizing the Southeast Community College Learning Center project, the reliable, competitive utilities provided by the City of Falls City and local incentive options including Tax Increment Financing.



Plant Manager Jerry Koopman gives DED a tour of FAST Global Solutions

Mrs. Cromer noted, “Falls City/Richardson County is our ‘product’ and we engage in many campaigns to sell its qualities. We want Falls City/Richardson County top of mind when business and industry are looking to expand or select new sites for their operations.”

Nebraska Department of Economic Development’s mission is to increase employment opportunities and capital investments in Nebraska and their business recruitment team now has firsthand knowledge of the advancements being made in Falls City. The tour gave EDGE the opportunity to promote Falls City as a business and industry destination for national and international companies.



GREAT WEST – TEEUWISSEN, LLC

Industry Plans Progressing: Falls City Foods

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Great West – Teeuwissen is proud of its long service to many segments in the meat and poultry industries and they continue to add value in areas where their many customers and suppliers find benefit. “The company will be a valuable tenant in our industrial park and we appreciate their planned contribution to the economic health and vitality of the region,” stated Cromer. “We look forward to the Great West – Teeuwissen project continuing to advance to the final stages of development in the coming weeks.”

For more information on Great West – Teeuwissen please visit their website at: <http://greatwestllc.com/en/our-company/>

Welcome to our new investors!

Alyce Sickel

&

Southeast Community College

Investment levels range from \$5,000 for Visionary to \$100 for Supporters

To learn more about EDGE’s program of work and how you can join us in shaping the future of Falls City, visit the [EDGE website](#) or contact Beckie Cromer, Executive Director, at 402.245.2105 or email director@fallscityedge.com.

Logistics Specialist Visit Falls City by Charles Radatz

“You are lucky to be where you are,” Bill Lutrell, Senior Locations Strategist for Werner Enterprises, Inc., Omaha, NE, told Falls City EDGE members attending a luncheon meeting on Rural Site Selection. Lutrell said rural communities fall into four categories:

1. Those close to metropolitan communities.
2. Those in remote areas but on the interstate system.
3. Those with commercial investment based on their location.
4. Those in truly remote locations.



Lutrell described Falls City as in the top tier of rural communities site selectors would consider based on logistics because it is close to the Omaha, Kansas City, Lincoln, Topeka and Des Moines metropolitan areas. Due to its low traffic congestion, Falls City is reliably less than 25 minutes from the interstate highway system. Intermodal facilities are located 90 minutes away at Kansas City, MO and Council Bluffs, IA. He noted that Falls City is served by two Class 1 railroads, Union Pacific and Burlington Northern, providing more options for manufacturers, regional warehousing and distribution centers.

Presentation materials provided by Lutrell showed that America’s entire heartland is within one day delivery by truck and most of the remainder of the continental U.S. is within two day delivery by truck. It only takes longer than two days for delivery of goods by truck to coastal California, the far northwest, far northeast, and southern portion of Florida.

“Economic growth needs to be greater than population,” said Lutrell, adding, “Investment goes where it is welcomed and stays where it is appreciated.” He listed among the advantages of rural communities; lower costs of real estate and labor as well as better quality of life. “Sell your strategic differences,” said Lutrell who concluded by noting, “Site visits to Nebraska are always a pleasant surprise for the first time visitor.”

Armbruster Motor Company Expansion



upgrades. The winter season offered favorable construction conditions and the project should be completed by July 2017.

Thank you to Armbruster Motor Company for their investment in Falls City!

In November 2016, Armbruster Motor Company began construction of a 10,050 square foot expansion that will enhance their auto body retail, maintenance and repair facility located at their current site, 307 W 17th Street. The project is Falls City’s 4th Tax Increment Financing project and includes eligible improvements such as site preparation, paving and utility



#fallscityproud

Check out our NEW Talent Recruitment website:

www.fallscityproud.com



2016 Wall of Fame Inductees

EDGE created these awards, now in their 2nd year, in order to honor those who have been instrumental in making Falls City/Richardson County the place we enjoy today. Individuals who dedicate themselves to excellence help make Falls City/Richardson County a vibrant place to do business, work and live. We want to recognize and celebrate this deserving group of people by showcasing them on our Business Wall of Fame. Each individual recognized are/were gifted with unique talents, perspectives and beliefs and they graciously shared these gifts with the community.

Mary Whitehouse, a business woman filled with energy and a thriving entrepreneurial spirit, is recognized for the...too many to list...contributions she has made to this community. She is Falls City's greatest downtown district cheerleader and has a record of launching successful small business ventures including the dairy dip, an upholstery business, Yesterday's Closet, Mary's Appliance and the Sears Catalog Center to name a few. We appreciate everything she has done for our community. Her leadership, volunteerism and vision is recognized and she has definitely made Falls City a better place to live, work and play and we thank her for that.



The late Jim Hill, was a prominent Falls City businessman and community leader who opened Jim Hill's Paint, Glass and Wallpaper in 1953 and nearly 40 years later he added to his business operations with the purchase of G&H Hardware. Jim Hill's is still going strong today with Jim's two sons, Ron and Dan at the helm. Jim also gave graciously of his time and energy as an active member in the Chamber of Commerce, the Falls City Jaycees and the Lion's Club. He also served his community as a City Councilperson for eight years and was a Board member of the Community Hospital and Sacred Heart School. We are thankful for the contributions of the Hill family and we honor Jim's role for the mark he has made on Falls City. His business savvy, personable demeanor and philanthropic attitude is big part of the many successes we share in today.



Please join us in congratulating Mary Whitehouse and the family of Jim Hill.

Quote of the Quarter:

"Anthony and I were both born and raised in Falls City and we found ourselves traveling back quite frequently to visit family. We realized that it was getting harder and harder to drive away from this town. We really missed the small town feel and wanted our children to be raised in the wonderful community of people that we were blessed to be raised in. With Falls City's continued development and all of the improvements we had seen and the new opportunities it offered, we knew it was a great place for us to work and grow our businesses. It truly was the best decision we have ever made for our family and we couldn't be any prouder to call Falls City our home."

-Emily Nussbaum,
Owner, Nussbaum Photography

Business Opportunity

Turnkey building available on major highway in Falls City. This is a great location for your next business opportunity. Includes large parking lot and is priced at \$220,000.

For more information call Miller Monroe Co.



FAST Corporate Visit

It was a snowy trip to Glenwood, MN for our bi-annual Corporate visit to FAST Global Solutions. The EDGE Marketing and Sales team enjoyed visiting with FAST employee owners and learning about their strong business position and growing customer base. Thanks for taking the time to meet with us and for the gracious hospitality!



Pictured (L to R): Steve Kottich, Kevin Malone, Eric Kolstoe, Beckie Cromer, Gary Jorn, Steve Hagstrom

\$5,000 Grant Awarded

The Southeast Nebraska Partners 4 Progress Stronger Economies Together (SET) plan recently passed the High Quality Plan Review process in Washington D.C. The region was awarded a \$5,000 seed grant to support initiatives outlined in the plan. The team members met on January 6th to develop a project proposal which outlined the following:

- A description of the project(s) to be funded by the seed funding (\$5,000)
- How the project will support the SET plan (i.e. which goals or objectives from the plan will be addressed)
- Timeline of activities
- Expected impact and deliverables
- Budget

The team worked together and identified two areas of interest and have planned two events, a Manufacturing Summit being held on April 11th in Nebraska City and an Entrepreneur Education Summit being held at Peru State College on June 1st. These initiatives will help build a stronger region, enhance the entrepreneurial spirit and develop industrial partnerships.



Governor Ricketts Visits Falls City

Falls City EDGE hosted Governor Pete Ricketts on January 27th for a town hall meeting at the Falter Museum. The event was well attended and included a presentation about the Governor's tax reduction plan. He shared state wide data as part of his presentation and answered questions from those in attendance. The Governor made two additional stops during a community tour with visits to Airlanco, Inc. and Falls City Sacred Heart. He was able to visit with students and staff at the school and was given a tour of the new Roh Activity Center. Airlanco employees took time out of their day to welcome the Governor to their facility where they showcased the products they manufacture and discussed the advanced skill set it takes to work in an advanced manufacturing setting.

Falls City EDGE is pleased to announce that a location has been chosen for the construction of the Falls City Regional Learning Center. Falls City EDGE worked diligently with Southeast Community College (SCC) for more than a year to get to this exciting announcement and after much due diligence in evaluating multiple sites and buildings we have found a great site suitable to meet the training needs of our region. The SCC Board of Governors approved the purchase agreement with Armbruster Motor Company on December 20th on a 7.91 acre tract located adjacent to the Falls City Aquatic Center. Mayor Jerry Oliver and EDGE Executive Director, Beckie Cromer attended the meeting and thanked the Board for their commitment to the region and offered a continued partnership as we move to the next phase of the planning process. In the coming months, Falls City EDGE will work with SCC and their architects at Clarke Enersen on a design build that meets the needs of our workforce. We anticipate working together to create the partnerships necessary to make this plan a reality by identifying funding partners, scheduling completion dates for engineering, architectural design, utility installation, site preparation, construction, staffing and the beginning of operations in the new facility.

The Learning Center will serve the training needs of this region for generations to come by providing coursework in the areas of manufacturing, healthcare and education. EDGE Tri State Labor Committee Chairman, Charlie Radatz, noted, "We will no longer need to travel 70, 90, and 120 miles to SCC campuses to learn the skills required for today's job opportunities. This Learning Center will be a great addition to Southeast Community College and helps to fulfill its mission to meet the workforce training needs of those seeking employment and of the employers seeking workers with the skills required by the various industries within the region."

Falls City Regional Learning Center Site Announced



Southeast Nebraska Career Fair Held at PSC

Peru State College held its annual Southeast Nebraska Career Fair at the Live Oak Room in the Student Center on March 1, 2017. EDGE participates in the career fair annually as a way to connect with students while encouraging them to choose the region when starting their careers. Attendance was great this year and Cassey Whalen and Beckie Cromer met with 140 student attendees to inform them about the variety of fields available in Richardson County. They discussed openings in finance, education, manufacturing and health care and they were able direct referrals to a number of employers in the area. Our focus was to talk to students about the many benefits of seeking employment upon graduation right here in southeast Nebraska.



Welcome Kearney Welding



Falls City EDGE is pleased to announce Falls City native Jeremy Kearney is adding real estate to the Falls City Industrial Park. The facility will be located along Business Parkway near Vantec, Inc. Kearney Welding, LLC is currently under construction with plans to be operational this spring. Preliminary plans call for the construction of a 6,000 square foot building on the 2.24 acre site and the addition of 5 full time employees in the field of welding/fabrication. This development checks all the boxes of a good, quality economic development project including site preparation, capital investment, building construction, job creation, new business and infrastructure improvements. Congratulations Kearney Welding!

UPCOMING EVENTS

Falls City EDGE collaborates with many partners throughout the year and hosts many community events. Here are some of the upcoming events:

- April 11th – Stronger Economies Together Manufacturing Summit, Nebraska City, NE
 - April 14th – Adult Easter Egg Hunt, Falls City, NE
 - April 28th – Business and Industry BBQ, Vantec
 - TBA – Falls City Foods Job Fair, Grand Weaver Hotel
 - May 6th – City Wide Garage Sale
 - June 1st - Entrepreneurial Educational Summit, Peru State College
- July 13th – 2nd Annual NE Governor’s Economic Development Summit, Lincoln, NE
 - August 24-27th – Cobblestone Festival, Downtown Falls City

Splash Pad Project

The Falls City Lane Leadership group, established two years ago by the Falls City Chamber of Commerce to promote and develop leaders among the local young professional community, is moving forward with its plan to build a splash pad at the site of the old municipal swimming pool at Dallas Jones Park.



The splash pad project has received support from the Parks and Recreation Board and the Falls City Council. Lane Leadership members intend to solicit donations and apply for various grants to fund the \$200,000 park improvement.

The 2,500 square-foot splash pad will provide a free activity for people of all ages. The placement in the area of the former swimming pool site was strategically chosen because of its central location and proximity to the Fiedler Family Ball Complex. The group aims to complete the park within 12 months.

In the meantime, Lane Leadership's fundraising campaign is underway. Those interested in making a tax deductible contribution may do so at the Chamber office or by visiting the Splash Pad Facebook page and using the "Go Fund Me" link. For more information, visit and "like" the Splash Pad page on Facebook.

2016 Investors of the Year

Each year, the Investor and Community Relations committee chooses to honor our most valuable asset, our Investors, by presenting the prestigious EDGE Investor of the Year award. Our dedicated Investors are the main reason EDGE has been so successful and we thank you for truly believing in the mission of the EDGE organization. You have invested your hard earned dollars and because of that we have been able to accomplish many things in Falls City and Richardson County.

Butch and Dobe Haws have worked together to create a cultural experience that has been enjoyed by hundreds of visitors from near and far. Mitch Glaeser accurately proclaimed that "Butch and Dobe are the rock stars of 2016" because of all the tireless efforts they have given to the Falls City community. Their hard work and dedication brought the Falter Museum to the downtown district and, in 2016, was chosen as a tourist destination for the Passport Program by the Nebraska Tourism Council. Additionally, they hosted some great events this year including the Stone Street Art Walk and the 103rd birthday celebration of the late great, George "Pee Wee" Erwin.



The John Phillip Falter Museum website is adorned with these three words...Honor. Preserve. Inspire...and Butch and Dobe have done just that and we thank them for their investment of time, resources and sweat equity because they are a big part of what makes Falls City a great place to live, work and play!



The City of Falls City is a big contributor, in time and resources, to all the efforts of EDGE. In 2016, they also made significant investments in infrastructure that will help keep us competitive in our economic development efforts by approving upgrades to our power plant with added generation and installing collector wells that will provide a safe and reliable water source. These important improvements cost nearly \$15 million dollars and they are the building blocks necessary that will help Falls City continue down a successful path of growth and development.

We also want to acknowledge all of the time that city officials give in service to EDGE by serving on our Board, being active members of our committees and key components of important projects all year long. City officials have logged many hours and hundreds of miles in their efforts to keep Falls City the passionate, proven and prosperous community we all enjoy.

On behalf of the EDGE Board of Directors, our Investors, the people of Falls City and Richardson County we say thank you for your outstanding community investment!

**Falls City Economic Development
& Growth Enterprise (EDGE)**

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