



FCDC News

December 2013 Volume 1, Issue 15

INSIDE THIS ISSUE

- HOP Programs Helps 2
with Downpayments
- Citizens Attend Rural 2
Futures Conference
- Chaney Chemical 3
Plans Expansion
- Brown Bag Workshop 3
February 5th
- East Side Event Center 3
Opens in September
- Winfield Locates in 3
Industrial Park
- Community Updates 4

Lauber Seed Farms Celebrates 75th Anniversary



Dryer from North
Photo Courtesy of Lauber Seed Farms

On November 20th, Lauber Seed Farms celebrated 75 years of producing hybrid seed corn in Nebraska. In 1937 Herbert E. Lauber produced hybrid seed corn in Fillmore County under the name Lauber Blue Valley Hybrids. His sons Claiton and Wendell joined him and expanded the operation. In the 1990's there was a transition of leadership to a 3rd gen-

eration of Laubers, Wendell's sons Jerry and Brad. Today Brad's sons are an integral part of the LSF management and field operations.

The farm production includes a corn husking, sorting, drying and shelling plant to speed up the harvest operation and to maintain seed quality. State-of-the-art improvements were made throughout the production system in 2013 and the seed corn dryer complex doubled in size in 2012.

Lauber Seed Farms became ISO9001:2000 Certified in 2008. The company plans to continue its cutting edge skills and experience to take advantage of opportunities as the seed industry continues the molecular and technological advances.

The chronological history of the company may be viewed on their website at www.lauberseedfarms.com

Celebrating 25 Years 1989-2014

Gov. Heineman Will Speak at the FCDC 25th Celebration

Governor Dave Heineman will be the speaker at the Fillmore County Development Corporation's 25th Celebration & Annual Meeting on Sunday, February 2nd. The event will start at 2:00 p.m. and be held at the newly built Shickley Community Center.

This is the 25th anniversary of when the FCDC filed Articles of Incorporation as a nonprofit in February of 1989. The event will not only be a time to celebrate 25 years of the FCDC, but will also be a time to celebrate local business expansions and new businesses that have located in Fillmore County.

Local expansions have become the leader in driving future economic growth in Fillmore County. However, new companies have also added to the economic growth of the County. Fillmore County's large agricultural base has lead value-added ag product industries to locate in Fillmore County and invest over 165 million dollars.

Members and non-members of the FCDC are invited to attend the FCDC's annual meeting and meet Governor Heineman on February 2nd. It is time to celebrate and look forward to the future.



INDUSTRIAL & COMMERCIAL

Three (3) lots are available at the Industrial Site on R ST.

A 5.03 acre site is available on North 1st ST in NW Geneva.

Check out the website visitfillmorecounty.org for information about events in the County

HOP Funds for Housing Downpayment Assistance Available In Fillmore County

A second round of funds were received from the Affordable Housing Trust Fund (NAHTF) to provide "down payment assistance" to eligible homebuyers in Fillmore County. \$128,000 is available for the purchase of existing homes in Fillmore County communities. The program runs through September 22 of 2015. The assistance comes in the form of a no interest loan that is paid back when the home is sold.

Along with downpayment assistance, the program also offers funds for minor repair and/or rehabilitation work in the form of a conditional grant. The maximum amount of these grants will be \$8,000 per home. These funds are forgivable if the recipient stays in the home for five years.

The Affordable Housing Trust Fund (NAHTF) funds were applied for by the FCDC and awarded to Fillmore County with the subrecipient being Fillmore County Development Corporation. The program is administrated by Southeast Nebraska Development District (SENDD).

The application and complete guidelines may be found at www.fillmorecountydevelopment.org/Living---Working.html

For further information contact:
**Southeast Nebraska
 Development District**
 2631 'O' ST, Lincoln, NE 68510-
 Phone: 402.475.2560



Chaney Chemical Plans Expansion at FCDC Site

Mike and Katie Chaney of Chaney Chemical announced plans to expand their business. They purchased two lots in the Fillmore County Development Industrial Site and plan to start building in the Spring. The 8,000 square foot building will store packaged chemicals, seed and application equipment.

Chaney plans to hire an additional full-time employee and seasonal help during the planting season.

Citizens Attend RFI Conference in November



Citizens from Fillmore County that included Megan Burda, Karla Jacobson, Ann Jansky, Christin Lovegrove, Eric Kamler,

Patt Lentfer and Brandy VanDeWalle gave their time to attend the Rural Futures Conference in November. The conference's theme was "Beyond Boundaries" and provided insight into innovative practices and methods to address complexities that exist regarding the future of rural communities and places. Over 550 people attended the event.

The keynote speaker for the Rural Futures conference was Tom Koulopoulos, founder of the Delphi Group, a Boston based Think Tank and advisory firm.

Fillmore County was one of 20 communities selected to pose a "challenging question" with the goal of connecting faculty, students and other partners to address the challenge. The Fillmore County question was about housing issues.

Megan Burda, Fillmore County Extension Assistant, along with her colleague Linda Dannehl, presented their poster "Focus on Citizenship-- Youth Engaged in Community Change".

Break out sessions gave participants the chance to interact with presenters and each other on topics such as building vibrant communities through entrepreneurship, governing the land, linking communities and higher education, innovative approaches to rural health, and encouraging new ways to think about the "brain drain" phenomenon.

The conference ended on Tuesday afternoon with Tom Vilsack, U.S. Secretary of Agriculture, laying out his vision to create new opportunities for rural America and grow the rural economy in the long term.

Brown Bag Workshop Set for Feb 5th

The Fillmore County Development Corporation Leadership Committee will host its 5th Brown Bag Workshop. This year's workshop is titled "Stress! Who Needs It?"

The workshop will be held on February 5th, 2014 at Heritage Crossings in the multi-purpose room. There will be three one-hour sessions from which to choose: 10:00-11:00, 12:00-1:00 pm. and 1:30-2:30 p.m.



Elizabeth Smith, who facilitates a variety of soft skill presentations workshops and classes for Central Community College, will be the presenter.

Stress is all around us. On average people spend 1/3 of their lives in the workplace setting and much of that time is spent under pressure of deadlines, responsibilities and commitments. "Stress! Who Needs It?" is a light hearted session where you will not only have some fun, but you will learn tips and techniques on how to have stress work for you instead of against you.

The cost of the workshop is \$7.00 per person and includes a brown bag lunch. Please register by emailing fdcassist@genevemail.com or calling 402-759-4910 by January 29th.

Winfield Solutions LLC To Build Warehouse in the Fillmore County Development Industrial Site



Winfield Solutions LLC will be building a 9,000 square foot seed warehouse in the FCDC Industrial site east of Highway 81.

Winfield, a Land O'Lakes subsidiary, has partnered with Farmers Cooperative at this retail facility in Geneva, servicing the growers in the area. Winfield plans to start building in the next few weeks. There will be two full-time employees on site with several additional staff assisting during the peak months of spring row crop planting season.

Stofer Enterprises Holds First Auction at New Site



Stofer Enterprises, LLC held its first auction at their new event center at 711 Metal Tech Drive on September 28th. The building was not completely finished when the auctioneer, Dick Schoenholz, sold the first item.

The 6,600 Sq. Ft building is now complete and includes a caterer's kitchen. Various other events have been held at the center as well as many more auctions. Owners Lisa and Jon Stofer said they are glad to be able to give the community another location option for meetings and events.

Community Notes . . .

York State Bank gets a new look inside & out.



New waste water treatment plant in Ohio



Pepsi gets Milligan hyped for Super Bowl



Geneva State Bank has grand reopening



Look for new FCDC logo in February

Shickley Community Center



Fillmore County Development Corporation

1032 G ST
Geneva, Nebraska USA 68361

Phone: 402-759-4910
Mobile: 402-759-1572
Fax: 402-759-4455
Email: lentfer.fcdc@genevemail.com



Watch for the NEW LOGO



Patt Lentfer,
Executive Director

We're on the web
www.fillmorecountydevelopment.org

FCDC Director's Notes . . .

This has been a great year to be the director of the Fillmore County Development Corporation; good things have been happening! Bountiful crops and good prices have kept the farm economy strong. This benefits all the agricultural related businesses and is a boost to local merchants on main streets as well.

The FCDC staff and partners conducted some Business Retention and Expansion surveys this summer concentrating on many of the prime businesses. The prime businesses:

- *Reported sales as steady, up and even strongly up during the past two years.*
- *Half of the respondents reported that they had expanded during the past two years either by hiring more employees, enlarging their facility and/or investing in equipment.*
- *A little over one-half of them answered that they plan to expand in the next three years at their current location.*

To see the full report go to www.fillmorecountydevelopment.org/News.html

Hiring enough high quality employees was one problem that over half of the businesses mentioned. Low unemployment rates in Fillmore County and the region makes that a problem for not only Fillmore County businesses, but others in the region. Housing stock also needs to be addressed as additional employees come to the area. Both of these areas are addressed in our 2014 goals.

While the FCDC is not always on the ground floor of all new businesses, we are often working with business owners as they get established. We can connect them with funding sources, direct them to the right agencies for zoning and regulations, help them find suppliers and network with other businesses. Working together means every year can be a great year.

The FCDC itself is growing as well and will be celebrating its 25th year of incorporation. The Board is working on creating a new logo and enhancing its vision and mission. They will be working on growing the membership and invite you to become an investor with them.

We welcome your comments, concerns, and suggestions. May you have a happy and successful New Year.

Patt Lentfer