



## POSTAL PATRON

Planning for Retirement? Business for Sale?  
 Contact Shirley or Shannon at: (402) 395-3356

### Boone County Development Agency Board of Representatives

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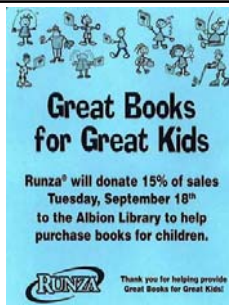
Boone County Development Agency would like to welcome Lanny Rasmussen as the newest member of the BCDA Board of Representatives.

### Albion Floral Settles in to New Location

After weeks of renovation and moving, Albion Floral is open at its new location at 354 W. Main Street. The building was formerly occupied by Treasure Island, which has moved into the Doris' Floral building at 134 South 4th St. Along with the new location, the business has a new name: Hair Razors.

Check them out. We're sure you will be pleased with the changes.

Stop into Runza® on Tuesday, September 18, and support the Albion Library.



Shirley Petsche, Director

## Newsletter

**Mission Statement: "To promote Boone County"**

### Message from the Director

Boone County Development Agency has recently been asked to meet with leaders from two communities preparing for ethanol plant construction: Laurel and David City.

Partnering with them has been a good experience for all of us. The meeting of the minds allowed us to refocus on the results of our efforts and determine where our energies could be better spent to meet future challenges and successes. Sharing the good and the bad points of our community preparedness for industry allows them to learn from our mistakes and utilize material that was effective.

I am sure you will agree that good communication is important to a successful project. Several entities that were impacted by the construction phase of the ethanol plant were included in the discus-

sions: City of Albion, County Sheriff, and County Commission.

Boone County too can benefit from this experience by seeking information and advice from someone who's been there. We are not an island; we can work together for a chance not only to learn from the experience of others but to get to know our neighbors and listen to their concerns. In the end we may just learn something. By bringing people with differing opinions to the table we may reconsider our own views and perceptions.



This process forces us to realize that a project is successful only through the efforts of many. If we have the opportunity to be one of the many we are indeed fortunate.

Change is good. There will be much to learn from the next Executive Director.

### Kayton International Expansion

Shirley Petsche and Shannon Landauer met with Tim Kayton to discuss the expansion to Kayton International. Tim is Operations Manager, Roger Ternus is the General Manager and partner in the business. The expansion includes mostly office space, but there will be some added parts storage and a communications room. Tim expects the expansion to be completed in mid October. The addition was needed due to business expansion. The Kayton International store in Albion is the company headquarters and takes care of all bookkeeping and administrative duties for all four stores: Albion, Neligh, Norfolk, and Crofton. Between the four locations, Kayton International has approximately 65 employees. The store retains the same basic appearance as it did before.



Kayton's is also in the process of adding more storage units to

the property. There will be five 10 x 10 units and twenty 10 x 25 units in addition to the storage facility currently on site. This expansion was based on necessity, as the other storage building is full. Tim expects that the units will be complete by the end of September. Several units are already spoken for.

Tim spoke about the history of the business in the area. In 1912 the first store was opened by Tim's great grandfather in Belgrade and his grandfather opened the store at Cedar Rapids in 1930. The business was moved to Albion in 1977. Kayton Int'l purchased the Neligh store in 1992, Norfolk in 1995, and Crofton in 2006.

Future remodeling plans for Kayton's include a conference room, new parts counter and a change in the display area. Tim stated that he would also like to add two technicians to the eight currently employed at the Albion location.

### Heartland Jewelry Opening a Storefront in Albion

Albion residents have become accustomed to the Heartland Jewelry trailer in town every Wednesday, and according to Dan Willis it has proven successful.

Due to good business and support from the community Heartland Jewelry owners, Dan and Jeri Willis have decided to take the next step and open a storefront in Albion. Heartland will be located in the Callahan Chiropractic building on Church Street. Beginning Wednesday, November 1, Heartland will maintain store hours Wednesday through Friday 10 am to 6 pm and Saturday from 10 am to 2 pm.

Along with jewelry items, Heartland offers watches, engravable items, and repairs. Dan plans to start with one employee, and he will be in the store two days a week for repairs.

A Grand Opening will be held for the store soon after opening, and in time for the Christmas season.

**Punkin Chunkin™**  
**Sunday, October 28**  
**2:00 pm**  
**Larry & Shirley Henn Farm (1/2 Mile East of Petersburg on Highway 32)**  
 For more information call (402) 386-5672 or (402) 386-5297

### Petersburg Grocery Sells

Andre's Store, Main Street Petersburg, opened under a new name, Rae Valley Market, on August 1.

Larry and Shirley Henn, former owners, turned over the keys to the store to Larry and Radene Temme of Petersburg.

The new owners plan to expand and improve the meat department, including a line of their own sausage. Larry Temme received his experience in meat processing working at the Petersburg lockers for 16 years.

Visit Rae Valley Market soon and say that Boone County Development Agency sent you.



L-R: Brett Temme, Christina Arends, Larry Temme, Garrett Temme

Mark your calendar-BCDA Executive Committee Meetings-1st and 3rd Wednesday of month!

### BCDA Website Chosen for "Web Spotlight"

Boone County Development Agency was informed that its website, [www.boone-county.org](http://www.boone-county.org) was selected for a Web Spotlight for the week of September 18th-24th, 2007.

The spotlight will be located at [www.megavision.com](http://www.megavision.com).

The BCDA website contains:

- ★ Community Business Lists, Information, and Website Links
- ★ Available Jobs
- ★ Site Information
- ★ Boone County Fact Book, Maps, Newsletters, Trends Study
- ★ Business Startup Toolkit
- ★ Links to Business Succession Information

There have been many changes made to the website recently, including a listing for the Cedar Rapids locker and business succession information. We encourage you to visit!

*"We are what we repeatedly do. Excellence, then, is not an act, but a habit."* -Aristotle

### New Bank in St. Edward

1st National Bank of Fullerton will soon be opening a location in St. Edward. It will be a full service bank location with a drive up window. The bank will be located between Loup Power and the St. Edward Post Office. There will be three to four full time employees and possibly a few part time employees. Operations in St. Edward should begin November 1, dependent on having the building in place.

### Petersburg Receives Awards

The Keep Nebraska Beautiful 2007 Environmental Award Winners were announced, and Petersburg proved successful. Petersburg Community Improvement received an Award of Excellence in the Great American Cleanup™ Award category. Also in the Deanie Anderson Outstanding Community Environmental Award Division, the Village of Petersburg received first place. Another honor for the Village of Petersburg was receiving the Deanie Anderson Outstanding Community Environmental Award Overall Winner. Congratulations to Petersburg and its residents for the awards. Hard work pays off!

*"Self-examination is the key to insight, which is the key to wisdom."* -M Scott Peck

### Net Taxable Sales Increase in Boone County

Boone County and Albion have seen an increase in net taxable sales in the last year. For May of 2007 Albion saw \$2,048,089 in net taxable sales, compared to \$1,915,686 in May of 2006.

For Boone County as a whole net taxable sales were at \$2,979,328 for May 2007 compared with \$2,505,212 in May of 2006.



### BCDA Visit to ASA Albion Ethanol Training

On Wednesday August 1, Shirley Petsche and Shannon Landauer of the Boone County Development Agency were invited to join the ASA Albion employees for lunch. Shirley gave a welcome to the employees and explained the role that Boone County Development Agency has had in bringing the ethanol facility to Albion. Welcome packets were distributed to the employees that contained information from several businesses in the area, coupons and promotional items.



Shirley and Shannon interviewed employees, Richard Bauld and Jeremy MacDonald, with several of the employees to discuss their position, how training is going for them, and how the transition to the community has been for out of the area hires. There is a feeling of excitement for production felt by the employees.



400 cans of soda.

They feel that ASA has a fantastic management team in place, and they are doing a wonderful job of keeping all of the employees enthusiastic.

An interesting fact is that one bushel of corn could sweeten

### Economic and Demographic Trends Study

NPPD has recently completed an Economic and Demographic Trend Study for Boone County. This can be accessed on the Boone County Development Agency website. Included in the study is the pull factor for each community and the county as a whole. A pull factor is a number that relates to retail trade in a specific area. If there is no retail trade coming in or going out of that area, the number is 1. The 2006 pull factor for Albion is 1.41, meaning that Albion has a retail pull into the community. The pull factor for Boone County as a whole is .57, meaning there is retail leakage.

The study also contains information on population, employment, and in and out migration in Boone County.

*Leadership dates have been set! Wednesdays, January 9 through February 20 at Cornerstone Bank Meeting Room! Dates for Workplace Diversity and Customer Service will be coming soon.*

### VeraSun Energy Purchases ASAlliances Facilities

On July 23, 2007 VeraSun Energy announced their plans to acquire 330 million gallons of ethanol production capacity from ASAlliances Biofuels, LLC. The three facilities are located in Albion, Bloomingburg, Ohio, and Linden Indiana. With the acquisition VeraSun's production capacity will increase to approximately one billion gallons by the end of 2008.

VeraSun is one of the nations largest ethanol producers with four operating facilities and 450 million gallons of production capacity currently, along with 550million gallons of production under construction and development through five facilities.

### 260th Street Improvements

In July road improvements took place on 260th Street between the Cargill entrance and the ASA Albion entrance. Approximately 300 feet of 11 inch reinforced concrete was poured to facilitate truck traffic to and from the ethanol plant.



A street light was installed on the west side of the railroad tracks. Lighting on the east side of the tracks is in the works.

Both of these changes have been made on 260th Street with safety as a primary concern. With the increase in traffic, the upgrades were necessary.



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