



Boone County Development Agency
Albion * Cedar Rapids * Primrose * St. Edward * Petersburg

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Boone County Development Agency Newsletter

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Boone County-One County, One Community

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POSTAL PATRON



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Boone County Development Agency would like to thank all of the individuals that have served on our boards and committees in 2009!

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Message from the Director



Once again, it is the holiday season! Time to celebrate friends and family, acknowledge the things in our life for which we are thankful, and reflect on the last year, looking at how we have grown and changed.

The time between Thanksgiving and the New Year seems to pass faster each year. At Boone County Development Agency, we are spending this time reviewing where we are at with current projects and preparing for what 2010 will bring.

At home, we have decided to finish the holiday rituals a little early; complete the shopping, decorating, and wrapping early in order to truly enjoy the days before

Christmas, enjoying what the holiday really means, and experiencing the family traditions we love so much and making new traditions to enjoy for years to come.

The year has brought many firsts for me, both personally and professionally. I love watching my daughter experience things for the first time, reacting similar to myself in new situations. I also see myself in my son, when he is chosen for the "big role" in front of a crowd and is very nervous; I have been there too.

I would like to wish everyone a very Happy Holiday season!

Shannon Landauer
Executive Director



Reception at the Capital for UNL Architecture Students

On Thursday, December 10th a reception was held in Lincoln at the State Capital to honor the UNL Architecture students who have spent their fall semester this year completing designs for Albion.

The focus of this study was to re-pioneer Albion, keeping green-building and sustainability in mind. There have been fourteen students working on the project, first visiting Boone County in September. The designs focus on a variety of "needs" the students feel are vital to attract young professionals to our Boone County community to live, work, and raise a family. An amazing amount of work has gone into these designs, from research to the designs. Displays of each design were set up in the rotunda at the capital, and most students were available to discuss their designs.

Attending the reception at the capital were the students and several Boone County residents. Paul Hosford began the program by addressing the students and guests, followed by comments from Dean of the Architecture College, Wayne

Drummond. Andrew Devine addressed the students from the community perspective. Next was an address by Governor Heineman, after flying back from Scottsbluff to speak at the presentation of the UNL student's ideas. Governor Heineman felt it was an important project not only for coming up with new approaches to rural problems, but also for involving young people, who too-often leave our state, taking their talents with them.

Paul and Lori Hosford have taken the leadership role for this project, working closely with professor Martin Despang and the students. Bev Schuele has also been very involved with planning and coordinating for each of the visits and events. Many others have been involved from meeting with the students to attending project reviews in Lincoln. All of these individuals are to be commended. Your work is greatly appreciated. The designs are expected to be on display in the old firehall building toward the end of December.



Boone County Entrepreneurs

Six students in Boone County are participating in the Central Community College Entrepreneurship program. This program consists of a commitment to one Saturday morning a month on campus in Columbus throughout the school year, as well as many hours outside of the class time developing their business. Four students are from Boone Central: Curtis Thompson, Kayla Kettelson, Dakota Olson, and Lauren Bygland. Two students are from St. Edward this year: Whitney Whited and Autumn Stephens.

When visiting with these students, we were able to learn about their business as well as their overall experience to this point in the year.

Whitney Whited was excited to talk about her business; she is planning to sell on e-bay. Her mother sells on e-bay, and this is a business that Whitney feels she can continue as she attends nursing school at St. Mary's. Whitney added that the class is a lot of work, in a short amount of time.

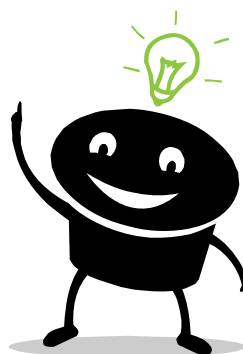
Autumn Stephens, a sophomore at St. Edward Public School, explained that she is planning to write a book, discussing her past experiences in the foster care system. Autumn has not yet decided on her plans after high school.

Curtis Thompson's business will consist of making and modifying trailers: lawn, garden, canoe, and four-wheeler trailers are what he has worked with. His interest in trailers began when he and his brother took apart a horse trailer and reconstructed it into a flatbed trailer. Curtis has also built a

trailer for the Boone County Ag Society. Curtis is able to work on his projects at home and at school.

Dakota Olson's idea is to offer riding lessons, including teaching basic rodeo techniques. Dakota has always liked horses and riding.

Kayla Kettelson has decided that she will decorate cakes, cookies, and cupcakes. She and her sister have decorated baked goods for the holidays. She will take orders, having a home based business.



Lauren Bygland discussed that she is making purses from recycled items. She will also be making clutches. One example of Lauren's work is a purse made from film strip at the theater. Lauren has always liked fashion, and has decided to go green-noting that there are so many things thrown away, that she would like to find new uses for some of these materials.

Students have been visited by an attorney and an insurance agent, and anticipate that a lender will also visit with the class. Each of the students have a mentor that works in a similar business.

Currently, the students are developing their business plan and naming the business, and will begin working with business cards, and creating a logo.

Each of the students noted that the class is more work than they anticipated, but Curtis added "it has been great learning the different aspects of a business."

Boone Central Youth Attends Governor's Conference on Rural Development

Lane Knott, a fifth grader at Boone Central Public School, attended the Governor's Conference on Rural Development, "Leading Through Innovation", in Kearney on November 6. Keynote speaker to start the day was Terry Jones, Founder and former CEO of Travelocity.com and Chairman of Kayak.com. Lane participated in the youth track. In discussion, Lane stated that he like to invent things and come up with new ideas. When he attended the conference in Kearney, he learned about entrepreneurship. The kids in attendance developed a business idea.

They discussed who their target market would be, and developed a logo for the business. Lane decided his business would be a football store, selling football equipment. Lane's favorite part of the day was a quiz where students looked at familiar logos, and identified what companies they belong to. The most difficult part of the day for Lane was not knowing

anyone, but he added that there were kids that would be great friends, had they known each other prior to the conference. When asked what one thing Lane would remember most about is experience, he replied "there is a lot of work involved with a business!"

Lane also mentioned that the community of Petersburg received three awards that evening at the 46th Annual Nebraska Community Improvement Program awards banquet. Lane also participated in the Petersburg Leadership Class that began last spring.



Pam's Pet Parlor

Pam Brauner has opened Pam's Pet Parlor in St. Edward. The business is located at 209 Beaver Street, in the old Stock Realty building. Pam plans to offer grooming and pet supplies in the store.

Pet supplies for cats and dogs will be available, including: leashes, collars, toys, dietary supplements, beds, clothes, and home grooming tools. In the future, Pam would like to sell pet food, and will consider boarding, depending on demand.

An open house will be planned for Pam's Pet Parlor in the spring. She does have an e-mail for the business, and a website will be available in the near future. The store is open from 8am to 5pm Monday through Friday, and Saturday by appointment only.



New Building for Scott's Backhoe and Well Service

Scott's Backhoe & Well Service in Petersburg will soon be moving to a new location. Scott and Kay Preister decided to build a new shop to house the business. The shop will be 40' by 90', with a 30' x30' office addition.

Both Scott and Kay are involved in the business along with 2 employees. The business is outgrowing its current location on the highway. Scott has been in business for five and a half years, coming from the Humphrey area.

Scott also discussed that the building will be "green" using geothermal technology. Scott was proud to discuss that the project has involved all local contractors. Schmitt Construction is the general contractor for the project, and Simons has done the concrete work. Staashelm Electric has done the wiring. All supplies have been purchased locally.

Recently, Scott has completed water and sewer mains for a 5-lot housing subdivision in Petersburg.



Update on Boone County Housing Grant

Boone County has been awarded \$320,900 to purchase, rehabilitate and resell 5 existing homes, provide a subsidy for developer purchased and rehabilitated homes, and provide assistance for homebuyers earning at or below 100 percent of the area median income. This program is available to individuals or families wishing to purchase a home within the Boone County communities of Albion, Cedar Rapids, Petersburg, Primrose and St. Edward. Boone County is working in collaboration with NeighborWorks® Northeast Nebraska Economic Development District and the Boone County Development Agency to deliver this Program.

Under the P/R/R program, eligible persons/families will identify a housing unit they would like to buy this is in need of rehabilitation in order to bring it in line with local standards for existing housing quality. NeighborWorks® Northeast Nebraska will purchase the unit, perform the necessary rehabilitation, and resell the unit to the applicant with down payment closings cost assistance. The down payment closing cost assistance can be a much as 20% of the purchase price after rehabilitation and takes the form of a deferred, 0% interest loan on the property that is due on sale. Applicants must complete a Homebuyer Education Workshop presented by a REACH affiliate prior to the close on the home purchase.

NeighborWorks® Northeast Nebraska is the developer of the Boone County Purchase/Rehab/Resell (P/R/R) program and will be working with local lenders, realtors and contractors. Informational meeting will be scheduled in January 2010, more information will be forthcoming.

The Boone County Purchase/Rehab/Resell (P/R/R) program has been developed in order to upgrade the quality of existing housings stock and to provide financial assistance for the purchase of safe, decent, single-family housing to low to moderate income home buyers. This program will assist persons/families of need, improved the availability of quality housing and promote homeownership.

