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Minden Economic Development Update December 2010 PO Box 239, Minden, NE 68959 308-830-3206

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With the turn of the weather, we get ready to turn the last calendar page into a new year. In my mind, I review all the projects that were accomplished during 2010 in Minden and proudly proclaim "Whoa, we got a lot done and a lot going on!" What a great feeling of accomplishment.



These accomplishments were done by people who care about Minden, some of them entrepreneurial people with super ideas and some of them awesome businesses that just keep expanding and creating jobs. The downtown's landscape of several new businesses (and more on the way,) reinforces the fact that Minden's downtown is alive and well. Minden is also declaring its online virtual presence with the city, chamber and many of our businesses online.

One item in particular that may interest you in the near future is a Community Plan that is currently being developed by Olsson Associates Community Developers. After meeting with several of our local community leaders, these developers will be presenting the city with a plan to follow over the next few years as far as city layout, planning and facilities needed. Watch for a public meeting sometime early next year that will share the plan's details.

Here's wishing you all a safe and wonderful holiday!

A handwritten signature in black ink that reads "Lisa Karvaty".

Local News

Jones Remains Mayor of Minden, Change on City Council



(Minden, Neb.) -- Roger Jones, who ran uncontested, will remain Minden's Mayor for another four years. "The reason I run is the fact that I care about Minden and want to make it a better place. As a leader in the community, I can do my part to make things better. I wish there would have been some other people running because I see it as our duty as a citizen to give back to our community and this is just part of that process," said Jones. "I look back over the past four years with satisfaction. Seeing progress such as the Minden West Estates development, the Beautification Team, our new streets, the Chamber of Commerce promotions, the economic development projects and the several new businesses that have prospered, I am reassured that we are making strides in the right direction. Another thing that I am excited about is seeing young people moving back to Minden to become part of the community. That really speaks well of the community. I am looking forward to the next four years to representing Minden once again as the Mayor."

Challenger Larry Evans will be the new member of the Minden City Council. Evans won the South Ward seat with 314 votes in Tuesday's election while incumbent Arlen Osterbuhr received 125 votes. Incumbent Ted Griess ran uncontested in the north ward.

News at the Waterhole



Brandt, New Director at Minden Opera House

(Kearney, NE, Kearney Hub) -- Marcy Brandt, former Chamber Director, now reports to work on the north side of the square as the Minden Opera House Executive Director. [Read on...](#)

Dorn, New Administrator for Minden Chamber

(Minden, Neb.) -- The Minden Chamber of Commerce has hired Minden native, Jessica Dorn, as their new Chamber Administrator. The Minden Chamber of Commerce welcomes Jessica Dorn as Chamber Administrator. She is a Minden native, and although she has lived here for the past two years, she was busy commuting to Kearney for school and work. Ever since Dorn completed her business management degree at the University of Nebraska—Kearney, she has wanted to find work in Minden. When she was offered the Administrator position at the Chamber of Commerce, Dorn was excited to become more involved in her community. Dorn previously worked at the Kearney Area Animal Shelter.

Dorn, already busy with chamber projects, has been preparing for the Chamber's "Christmas Traditions" and actively seeking additional avenues for the Chamber's membership drive. "I know that all of Minden's businesses are important and vital to keeping this community strong, but I really want to reach out to the agricultural community since they contribute substantially to our economy," said Dorn.

Dorn looks forward to catching up with old acquaintances, meeting new ones and building on the traditions of Minden.

Lorane's Sweet Shoppe- Now Open

If you attended the most recent "Mayor's Breakfast" you got to sample the tasty cinnamon rolls from Lorane's Sweet Shoppe. Lorane Holsten, owner of the new "Lorane's Sweet Shoppe," had planned to do only orders for awhile after opening her dream bake shoppe; however, after realizing in a short time that she had found a market niche for her product, she quit her other job and can now be found baking full time in her new store front that she has now opened to the public. Lorane's contagious personality will delight you just like her goodies. Open just in time for the holidays, you can plan to stop by the Sweet Shoppe for her pies, cookies, fruit displays, and other yummy eateries.

Holsten is full of exciting ideas and when last seen here in the city office, she was overheard saying "I think I will open for breakfast." You go, girl. You have all of our "mouth watering" support.

[Follow Lorane's Sweet Shoppe on Facebook](#)



******If you know of a new business in town, please let me know. Email lkarnatz@mindennebraska.org.***

Thinking about having a business, why not consider one of our Minden businesses currently for sale...

- Red River Steakhouse
- Watson's Steakhouse
- Grace Elizabeth's Bed & Breakfast
- Lg. Building with downtown frontage
- Car Wash
- Willie's Liquor Store
- Kimple's Gas Station

Nebraska MEP Welcomes New Partner



The [Nebraska Manufacturing Extension Partnership \(MEP\)](#) welcomes the [Nebraska Center for Excellence in Electronics \(NCEE Labs\)](#) as its newest contractual partner. NCEE Labs offers manufactures and designers testing and consulting services in product design, international regulatory compliance and reliability. Areas of service include: Electromagnetic compatibility (EMC), including Emissions: Radiated Emission, Conducted Emissions, and Harmonics & Flicker; and Immunity: Electrostatic Discharge, RF

Radiated, Electrical Fast Transients/Burst, Surge, RF Conducted, Power Line Magnetic Field, Voltage Dips and Interrupts; Product Safety; X-Ray Inspection; and Environmental including Temperature/Humidity, Salt Fog, Ingress Protection, Dust, Shock/Vibration, Altitude, and Drop.

From prototype support and pre-compliance testing to product certification, NCEE Labs offers customized service, personal attention, and flexibility that helps get products to market – nationally and globally – on-time and within budget. For more information go online to <http://www.nceelabs.com>.

Nebraska's Battelle Report Now Online

(NEBRASKA ECONOMIC DEVELOPMENT, LINCOLN, NE) The full report of the Battelle Technology Partnership Practice's Growing Jobs, Industries, and Talent: A Competitive Advantage Assessment and Strategy for the State of Nebraska is now available at

http://www.neded.org/files/DED/Home/Main_Report_NE_CompetitiveAdvantageAssessment_v8a.pdf.

This report contains a comprehensive assessment of Nebraska's competitive position to set a baseline and guide Nebraska's future development actions. This assessment of Nebraska's competitive advantage focused on three highly inter-related building blocks: the underlying performance of specific industry clusters, Nebraska's position in innovation and high-growth entrepreneurial development and core competencies for future growth, and the talent position of Nebraska overall and within its leading industry clusters and how to establish more concrete strategies to link talent with the state's overall economic development efforts.

A Nebraska's Growth Initiatives Implementation Plan is currently being developed to set in motion the recommendations from the Battelle assessment to improve Nebraska's global competitiveness.

Good News for Small Business this Tax Season

(Center for Rural Affairs, Lyons, NE) The Small Business Jobs Act, signed by President Obama in September, includes a one-year deduction of health care costs for sole proprietors on their 2010 tax returns. While it's only temporary relief from skyrocketing health insurance premiums for farmers, ranchers and main street businesses, it's a first step and a foot in the door. Health care reform passed in March with a small business tax credit of up to 35 percent of employees' health care costs for businesses with fewer than 25 employees. In Nebraska, nearly 94 percent of small businesses would likely qualify for this tax credit on their 2010 taxes. More than 10,000 would qualify for the full 35 percent. Check out the CFRA's [Small Business Health Calculator](#) to find out whether your business qualifies for the tax credit.



If you're a sole proprietor, here's an explanation of how the 2010 tax credit will work. Self-employed persons will be able to deduct their health insurance premiums as a business expense that reduces their self-employment tax and their income tax for the year 2010 only. You can find more resources on the Center for Rural Affairs on the Center's [Health Care Policy and Rural America page](#).

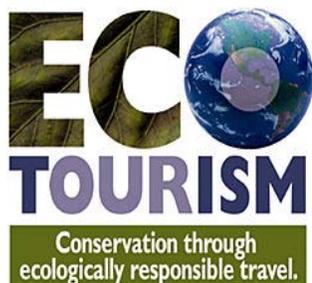
Workshops, Conferences & Meetings

Food Entrepreneur Assistance Program Seminar

The Food Processing Center is offering a one-day seminar for all individuals interested in exploring the idea of starting a food manufacturing business. The "From Recipe to Reality" seminar will be offered on January 15, 2011. Pre-registration is required and space is limited. Registration deadline is January 3, 2011. Contact Jill Gifford at 402-472-2819 or jgifford1@unl.edu for an information packet. <http://fpc.unl.edu>

Don't miss the 2011 Agri/Eco-Tourism Workshop

The 2011 Governor's Agri/Eco-Tourism Workshop will be held Feb. 1-2 at the Ramada Inn & Conference Center in Kearney. One of the highlights of the workshop will be keynote speaker Stan Meador, general manager of the recreational division for his family's five-generation ranch near Eldorado, Texas. In just 12 years, Meador grew an enterprise that started with two houses into a business consisting of regular customers, recurring special events, seven cabins, a lodge, RV and tent campground, and special event areas. Meador will also offer a breakout session on marketing and facilitate a new session called "What Flew and What Flopped" that will allow participants to share insights from successful and unsuccessful programs. For more information on the 2011 Governor's Agri/Eco-Tourism Workshop, view the workshop details on www.VisitNebraska.gov/industry.



Local Housing Information



Sycamore Street duplex, framed and ready for siding.

Senior Housing Development

Minden West Estates LLC: Minden West Estates LLC is a housing development for seniors. Applicants must meet current area median income (AMI) qualifications with a minimum of at least one individual per household who is 55 or older. The housing units feature two- and three-bedroom duplexes. Read the [Minden West Estates LLC Brochure](#) and return your [Minden West Estates LLC Pre-Application Form](#) to Arlen Osterbuhr, Chairman of the [Community Redevelopment Authority](#) if you are interested in living in the development. Five of the duplexes have been framed out with three more duplexes on the way. This will make for 16 available units to which there have been several applicants. Anticipated move in date is early spring. Photo shows the Minden West Estates

Available Minden Housing

See a [listing of homes for sell in Minden](#) that are listed with a real estate agent.

Available Financial Help

Dollar and Energy Saving Loan Rates Cut from 5% to 2.5% At Many Nebraska Lenders until End of Year



LINCOLN – For a limited time, some Nebraska lending institutions are offering Nebraska Energy Office Dollar and Energy Saving Loans at 2.5 percent to provide financing for Nebraskans to make energy efficiency improvements in homes, farming operations and businesses.

Through December 31, 2010, the simple interest rate of 2.5% may be offered on all energy efficiency, renewable energy, telecommunications, dedicated alternate fuel, Energy Star ® certified home electronics and office equipment, and waste minimization projects eligible under the program and in all borrower categories: residential, multi-family, businesses, non-profits, institutional (including schools and hospitals), industrial, Energy Star ® partners, local governments, farms and ranches. For more information please visit the [Nebraska Energy Office](#).

City and County Reuse Loans

The City of Minden and Kearney County's Revolving Loan Funds (RLF) are available to assist businesses and developers by providing low interest loans for business start-ups, business expansion, building rehabilitation and other designated uses. The Reuse Loan program carries the same requirements that current Community Development Block Grant (CDBG) loans have on them. Interest, length, etc. is variable with each loan. One stipulation on these two loans is that, financially, only fifty percent of the applicant's total estimated project costs can be loaned to the business from the Reuse funds. To access an application for a low-interest City or County Reuse loan for your business [click here](#). Funds are available NOW!

KCEDA Small Business Loans

This funding source is available to anyone with a business or beginning a business in Kearney County. Funds can be used for a variety of options...business start-up, building improvements, façade remodeling, equipment, expansion, and other items needed for your business. Call KCEDA at 308-830-2440 or email thorell.kceda@gtmc.net if you are interested in finding out how to apply for a low-interest loan for your business.

New Façade Improvement Funds Available

The Kearney County Economic Development Agency (KCEDA) is proud to offer as a benefit to Kearney County businesses, its Façade Improvement Fund (FIFund). The FIFund is a 0% interest repayable micro-loan designed to help Kearney County businesses restore and upgrade exterior aesthetics to storefront commercial buildings and to improve exterior business signage. Eligible applicants may qualify for up to \$3,000 maximum for facades, storefronts and awnings with a 20% matching dollar expenditure by the owner/tenant. It is KCEDA's hope that by offering this fund, the communities in Kearney County will benefit by seeing aesthetic improvements within their downtowns and on their commercial buildings. If you are interested in finding out more about the FIFund or filling out an application, please call Laurel Thorell at 308-830-2440 or email thorell.kceda@gtmc.net.



Workforce Information

Finding Employment Opportunities for Our Veterans

(Governor's Column) -- In his recent column, Nebraska Gov. Dave Heineman noted that the Nebraska Department of Labor is working with veterans and military personnel to transition them to the civilian and help them find employment. The Department of Labor has 17 veterans' representatives at career centers in Beatrice, Columbus, Fremont, Grand Island, Hastings, Lincoln, Norfolk, North Platte, Omaha, and Scottsbluff. More information regarding veterans' representatives can be found at <www.dol.nebraska.gov>.

State Unemployment Rate at 3.3

| <u>Kearney County</u> | <u>Aug, 2010</u> | <u>Sept., 2010</u> | <u>Oct., 2010</u> |
|-----------------------|------------------|--------------------|-------------------|
| Civilian Labor Force | 3,665 | 3,645 | 3,654 |
| Employment | 3,549 | 3,523 | 3,534 |
| Unemployment | 116 | 122 | 120 |
| Unemployment Rate | 3.2 | 3.3 | 3.3 |

Source: Nebraska Workforce Development/Department of Labor
For more workforce information, click on this link
<http://www.dol.nebraska.gov/nwd/infolink/infolinkanimated.html>

Local Government

[Kearney County Government](#) | [City of Minden](#) | [Minden Chamber of Commerce](#) | [State of Nebraska](#)

Economic Development Resources

[Kearney County Economic Development Agency](#) | [South Central Economic Development District](#)
[USDA Rural Development](#) | [Nebraska Public Power District](#) | [Nebraska Department of Economic Development](#)
[PK Partnership](#) | [Rural Enterprises Assistance Project](#) | [UNK Center for Rural Research & Development](#)
[Nebraska Business Development Center](#)

Employment

[KearneyAreaJobs.com](#) | [MindenJobs on Facebook](#) | [SnagAJob.com](#) | [Careerlink.com](#)

Tourism Sites

[Visit Kearney County](#) | [Central Nebraska Adventures](#) | [Visit Nebraska](#)

School

[Minden Public Schools](#)

Library

[Jensen Memorial Library](#)



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