

Schuyler, Nebraska – Visual Community Assessment Thursday, March 14, 2013

A “windshield assessment” was conducted at the request of the Schuyler Development Corporation. The assessment team looked at the community with fresh eyes and ideas....What did we see when we drove around the community? What does a visitor or prospective business investor see when they are looking at the community? Would I want to raise my family in the community?

The team focused on major visible strengths and identified some concerns and challenges. The team did not tour any facilities during the four hour windshield assessment. It was a perfect time of the year to do the drive-by - no leaves on the trees and shrubs to “hide” the “need to be cleaned out” debris. We did utilize the printed material which was provided to us. An oral summary report was given to several appointed and community leaders at 4:00 p.m. on March 14, 2013.

First Impressions

When anyone drives through a community, whether as a means to reach another destination or to spend time in the community, a first impression is created. It is this first impression that colors all other interactions regarding the community. Is there historic significance to the community? Does this place matter? What kind of first impression does Schuyler want to make? One of a diverse, inclusive, growing, industrious, and prosperous community where achieving the American Dream is entirely possible, even encouraged and supported?

The assessment team noticed that the signage on the north and south entrances to the community was very welcoming. The banners complemented the brick monuments and captured the agriculture essence of Schuyler. The overall appearance of the 16th Street and Highway 15 intersection is very clean and well landscaped. This sends the appropriate message that Schuyler cares about its image and wants visitors to take note of their community.



Other first impression observations made by the project review team throughout the day included:

- There appears to be great diversity in the community, for example during the daytime a Sudanese family was seen leaving the school building. Community diversity of ethnicity can be promoted as a positive community trait, and should include more than just Hispanic cultures. Are there organizations that would sponsor an International Festival featuring art and food from the countries of those residing in Schuyler? Are there unique cultural observances that can be promoted at tourism events?
- **Welcome Signs** on the north and south entrances of the community are newer and it is very apparent that the community has invested money into the signs. Signage on the east and west entrances of the community are much different than that on the north and south entrances of the community. Since there are multiple entrances into the community; all entrances should have a welcome sign and they should all be the same or at least complementary.
- The entrance into community from the north is very attractive and inviting. The South entrance with the park and campgrounds could be a signature



site for the community - however it needs a little tender loving care. (See Recreation Areas). The park and campgrounds send a message of family recreation and gathering places and may invoke memories of “home” to previous residents.

- The cemetery is very well kept and clean - this sends a message of respect for history.
- Attention needs to be given to the areas along East Highway 30 and West Highway 30. Land adjacent to railroad property (north of E Street and 12th), is unsightly and needs to be cleaned up. Is there a use for the rusty equipment and excess building materials or should it be turned over to scrap metal recycling or stored elsewhere? The problem is perpetuated when trash is blown around and trapped.
- Could there be landscaping or fencing to hide the unsightly but necessary equipment & tools? Does the city provide assistance to businesses for clean up? Is there an organized City-Wide Clean-Up Day or Recycling Day for businesses with non-household cast offs?
- There are multiple abandoned and damaged properties along the main entrances into the community and throughout the community. Abandoned and damaged properties can be a nuisance and safety issue for the community and should be a priority for clean-up. What state codes could be applied in absence of city codes? Do city codes need to be adopted or enforced?
- While there appears to be adequate parking around the courthouse square and the courthouse appears to be well maintained, there is no landscaping.
- What are the parking ordinances in the residential area and the commercial area? Many cars were parked on the lawns in residential areas. While there are communities that do not allow on street parking after 10:00 p.m., it may be necessary to encourage street parking to preserve green space in the residential areas. It appears that there is adequate parking in the downtown commercial district.
- The fact that Schuyler is a railroad community should be celebrated as a unique feature. There is opportunity to promote Schuyler’s railroad history further with the Railside Green (railroad park and train car) we observed. While there were picnic tables, no other recreation or historic activities were evident. The *Downtown Schuyler Revitalization Plan* has some excellent suggestions for expanding the green park concept.
- The Community Directory (that was provided to us) needs to be updated. People inquiring about a community deserve up to date information just as those listed need to be accurately portrayed. The directory should be inclusive as possible of all businesses, churches, and entertainment options, printed in both English and Spanish.
- The Schuyler Community Schools (SCS) Foundation is an excellent example of the power of community foundations. It is assumed that there are other foundations in the community that could be listed in a brochure explaining community philanthropy and the opportunities for



people to contribute to things they are passionate about. This brochure should be available to all citizens through banks, financial planners, funeral directors, lawyers, accountants and alumni.

Education

The Question that should be asked is: “Would I send my children to the present schools in Schuyler? Since we did not tour the schools, it is hard to answer that question. From the outside it appeared the community had invested greatly in the new elementary school building, however the other school buildings looked as if they were in need of a bit of updating and a more welcoming feeling. Students need to have a sense of pride in their school – Is it Present? We were impressed with the printed brochure of the Schuyler School Foundation this brochure showed life in the school and a sense of pride among those pictured.



Other observations made by the team regarding the community's educational system include:

- High School campus is in great proximity to recreational campus. On school campus there appears to be many recreational fields which blend with the recreational campus. Find activities to use the campus – year around!
- It appears the community has a very nice Head Start program that is well used. At 11:30 a.m., many people were coming and going from the building. Directional arrows on ground appear to make the flow of traffic work well at the Head Start Building.
- Distance from elementary to middle/high school could create some issues with parents who may have students attending the different schools and the students arriving safely.
- Elementary school appears to have fabulous facilities including outdoor recreation for the youth. Additional landscaping would connect the school to the earth – perhaps a student project – plant trees and shrubs and watch them grow. If we plant it – we respect it!
- Work hard to see the Fine Arts Cultural Center come to life! This would be a perfect complement to the School – Recreation – Park Campus. You might want to check with Peter Kiewit Foundation (must be a 501 (c) 3 applicant) on additional funding options and the Civic & Community Center funds administered by Department of Economic Development.
- We did not see any signage that indicated Adult Learning Center – Does the community offer classes for adults from either Central Community College or other higher education institutions?
 - Customized Training may be an option for industrial companies.
 - Online classes are available from many higher education institutions.
 - Perhaps a few classes on a variety of subjects offered for different lengths of time could be offered in Schuyler – On-site – it might “spark” interest in taking additional classes. Non-credit or Certificate could be an option....JUST get them in a mood to “Want to Learn!”
 - University of Nebraska – Lincoln – Colfax County Extension Service has adult learning services and programs along with the youth programs.
 - A variety of workshops might be offered at different times of day.



Housing

Throughout Northeast Nebraska - Housing continues to be a barrier to attracting workers. Most communities admit that the available housing is not meeting the needs of the workers necessary for their job market. This is very evident in the community of Schuyler where the recent influx of workers has stretched the living spaces beyond current capacity.

Upon observation, it would appear that there are areas available for new housing development and infill building. The assessment team saw a variety of housing styles in the community. Lovely old homes on the south side of the community showcase the early history of the community. There are also new subdivisions close to the schools that should be attractive to home buyers. Original neighborhoods that are not as well maintained are punctuated with less attractive houses and trailer homes. Crowded trailer parks with unpaved streets were maintained to various degrees. Garages turned into living spaces are not only unsightly, but suggest landlords have exploited the new workers.



Additional observations regarding the condition of the housing stock in Schuyler include:

- All stakeholders in the community have an obligation to insure that minimum health and safety standards are being enforced. The assessment team has serious concerns about the living conditions that are being allowed, and possibly encouraged. Immediate need for housing for workers should not be an excuse to take shortcuts. Loss of life or serious injury to any resident, but especially young children, because of unsafe housing would be unfortunate and unforgivable.
- How is zoning addressed by the city? Most communities have restricted areas for trailer homes only. Are there storm shelters in the trailer parks and an **emergency preparedness plan**? Trailers and modular homes are a practical solution to immediate housing needs, but must be placed strategically to avoid over population and stress on infrastructure.
- Trailer park and housing units in the Cargill area have insulation covered windows and boarded up windows. Health and safety issues should be addressed immediately. If this is outside city jurisdiction, Colfax County ordinances should be consulted, and at a minimum Nebraska Health and Human Services standards should be enforced.



- What are the housing ordinances and how are they enforced? Are building codes enforced? It appears that there are many instances of people living in garages or other outbuildings. Does Schuyler have utility shut-off and turn-on requirements? Housing inspections?
- What ordinances does the city have and are they enforced regarding accessory buildings inside and outside city limits? The team observed a mom with young children in the vicinity of the white house and silos on Gold Street (silos appear abandoned). There were many instances of apparently abandoned workshops, garages, etc., that looked about ready to cave in.

- There are isolated properties, not necessarily blocks or entire neighborhoods, that need cleaned up or renovated OR demolition procedures implemented. Many homes have renovation needs. What housing rehabilitation efforts are being taken by the community?
- Many unpaved streets and other paved but potholed streets were found. Does the city have a concentrated One and Six year plan to pave streets?
- Not all residential areas have sidewalks for pedestrian traffic. This was evident near the schools where it is expected that there would be many before/after school student pedestrians. Sidewalks in residential area west of school were not scooped (it was more than 48 hours since the most recent snow at the time).
- Community needs to look at opportunities for infill (empty lots). Many vacant lots were observed and there are floor plans for homes that would blend into the existing neighborhood. Filling these lots would not only provide more housing options, but maintain or increase property values of the existing homes.



- There is a flat piece of ground east of cemetery in the vicinity of the school. Could this area be used for future housing development?
- What is hindering the sale of lots in the new construction housing unit north of the highway? The assessment team noted the electrical substation in close proximity to the new housing area as a negative visual and possible noise nuisance. What kind of green space or landscaped area could be used to screen that and make a more inviting scene? Is this where two-story construction could be strategically placed? This needs to be evaluated and adjustments made to get homes built on these lots. Could incentives be created to encourage builders to put up speculative homes?
- Housing west of the high school appears well maintained. The power lines are buried and that makes for an attractive neighborhood.
- Pinnacle Apartments and Lost Creek Apartments appear clean, well maintained and consistently occupied. Are these projects that could be replicated throughout the community to provide multi-unit rental housing?
- Buildings in the downtown district appear to have potential for second story housing. By developing the upper levels into apartments, additional living units are created while creating a positive cash flow for the building owner. The payback period for such renovations can be very short, depending on the extent of the necessary renovations. Another advantage of second story housing in the downtown area is that the additional activity makes the business district look more vibrant. As a Main Street Associate member, resources are available to help building owners turn unused space into potential income.
- **Good Neighbor Guide** is a great publication. You should be commended for printing it in both English and Spanish. How do you distribute this publication? Are your guidelines enforceable?



Resources for Housing Obstacles

- City of Wayne building inspector, Joel Hansen, (402-375-1733) offered to provide a Power Point presentation that the City of Wayne made to share with other communities on how the city of Wayne addresses nuisance issues, code compliance, inspections, etc. Joel shared this for the minimum standards for Trailer homes: They need to have exterior areas properly protected against the elements, they must provide proper means of egress from the trailer as well as from bedrooms, they must have smoke detectors in appropriate locations, safety equipment must be in place on all appliances such as the water heater, floors and walls must be structurally sound, they must have a central system capable of maintaining 68 degrees in all rooms, and plumbing must provide hot water and not leak. Debris/junk should be removed from the property and the trailer must be skirted to keep rodents and such from living under the trailer.
- Mark Yung, Building Department for the City of Lexington, (308-324-2341) said they have adopted the International Property Maintenance Code - 2009 developed by the International Code Council, Inc. It is a model code that regulates the minimum maintenance requirements for existing buildings. It has an extensive list of safety and uninhabitable criteria - they use Section 110 for demolition procedures. Mark noted that "Once we passed that ordinance - we had rules and regulations to enforce." A summary of the code was shared with Jim McGowen-Utility Superintendent.

Lexington - Finance Department Barb Hodges shared the following on deposits to the utilities:

\$150 residential deposit

After 24 months of on-time payments - the deposit is returned

Bills are due within 15 days of billing

If unpaid - proper notice is given - 7 business days by law.

If left unpaid - Shut OFF

They used to hang red tags for the notice but they have stopped doing it.

Industrial Development/Commercial Development

The continual economic growth of Schuyler is important for it keeps the community moving in a positive and productive direction. The more the community grows, the better the society will become. New advances in local technology and industry have helped grow the population base in Schuyler and will continue to grow and change as Schuyler continues to invest in itself.

The windshield assessment conducted revealed that the Schuyler community is making great strides to invest in themselves both through industrial development and commercial development opportunities. Schuyler is encouraged to focus a majority of their time, talent and resources on primary businesses, which are those that gather a large portion of sales from outside the local area, including manufacturing, storage/warehousing, transportation, telecommunication, and headquarter businesses just to name a few. Of next importance to the community should be secondary businesses which are those that gather the majority of their business from convention, retail, tourism, and (local) service industries.

The Schuyler community is encouraged to continue their investment in time, talent, and resources into the development and marketing of their 95.5 acre industrial site located to the east of the Cargill Campus. This industrial site is located in great proximity to State Highway 30 and is served by the Union Pacific Railroad. The property is located within the city limits of Schuyler, therefore both the



City of Schuyler and Schuyler Economic Development should be working together to actively market and sell this site to a primary business that fits the business climate of Schuyler. The community is highly encouraged to market the site on the State of Nebraska's Location One Information System, the community's website, at applicable trade shows, and through other innovative recruitment efforts. This site and its assets are unique to Schuyler and the State of Nebraska, and are rare to find across the state.

Additional observations and recommendations regarding Schuyler's industrial and commercial development made by the review team during the windshield assessment are as follows:

- Schuyler is located at the corridor of State Highway 30 and 15. Schuyler is also in close proximity to State Highway 81 and Interstate 80 and 29. Schuyler must capture its location to these major interstates, highways, and arterials in its marketing material.
- Schuyler should market all its primary sites and buildings available for development on the State of Nebraska's Location One Information System (LOIS) site. LOIS is the universal site used in the economic development industry to market available sites and buildings.
- Schuyler is encouraged to create relationships with their agri-business industry. The community is encouraged to create a "Town and Country" atmosphere, to integrate the farmers, Colfax County Extension Services, and other related agencies into your plan of work.
- The newer Schuyler Department of Utilities building identifies significant investment by the community in the downtown area.
- The age and condition of many of Schuyler's downtown buildings identify that numerous buildings are in need of significant renovation. To aid in renovation efforts Schuyler is encouraged to implement energy efficiency programs that will assist businesses in conserving energy.
- The Schuyler community has great opportunity to encourage the development of antique, vintage, and/or thrift stores in the downtown area. The development of these retail opportunities creates entrepreneurship and tourism opportunities for the community.
- Signage into the Cargill and Nor-Am industrial campus is poor; the average visitor does not know where to turn to get into the plant entrance. The Schuyler community is encouraged to look at signage options that can be seen from the Highway 30 expressway.
- A great deal of development is occurring on North Highway 15 with the development of a new Dollar General Store and the potential development of a new hotel. This development in the community shows great growth and investment in the community. Schuyler is encouraged to continue to build off and invest in this development.
- It appears the community has made some significant efforts to clean-up the exterior and interior of downtown buildings, however there is still a lot of attention that needs to be given to these buildings. The goals listed on page 36 and 37 of the community's Revitalization Plan are consistent with the improvements needed. Schuyler is encouraged to keep on schedule with the plans outlined in the Revitalization Plan.



- The appearance of the downtown area sets the tone and attitude for growth in a community's downtown area. Schuyler should consider freshening up the waste receptacles on the light poles and the flower planters. In addition, the clock tower on the police station building could be a showcase for the community, Schuyler should make sure the clock tower is working and in showcase condition. Light poles also need to be refinished, as they are in a rotting state.



- The downtown area was the home of multiple old gas stations that appear to no longer be working. Schuyler is encouraged to explore the idea of transforming the old gas stations into unique visitor's center.

- The vacant Carnegie Public Library in the downtown area is an eye sore and

safety hazard to the public. The City is encouraged to take a proactive approach to preserving this historic building.



- Numerous businesses throughout the downtown area are in need of new signage, which are visible and language appropriate for the majority of shoppers to the Schuyler community.
- The Schuyler community is encouraged to do a self drive-by assessment, inventorying all available buildings and properties available for industrial and commercial development.
- The Schuyler community is encouraged to work with absentee building owners to develop a plan for their vacant buildings. Work with building owners to install pride in their property and update their building and/or donate it to the development corporation for future growth opportunities.



- Numerous empty buildings throughout the downtown area are an eyesore to the community. The community should be aware of upper stories and their appearance. If upper story windows are boarded up, the community should work to uncover the windows and any unique architectural design. Putting curtains in upper story windows can create life to a second story building. Any unnecessary wires or sign hardware hanging on buildings should be removed. In addition, empty buildings can be used as a showcase for organizations.

- In general upper floor windows have broken glass, rotting caulking, and plywood covering windows in downtown buildings. Remember the "broken window syndrome" - if it is broken and not repaired or repainted then the assumption is made that the citizens do not care about the property and more damage is made. **Repair it and they will Respect it!**
- The paved alleys in the downtown are some of the best seen throughout the State of Nebraska.
- The Schuyler community is encouraged to work with business owners to check their back door, as it could be the front door to their neighbor.
- The community's fire station is very well maintained and in excellent condition.
- The Schuyler community needs to pride themselves on and promote they are a railroad community. This is a phenomenal tool for economic growth. Don't pass-up the



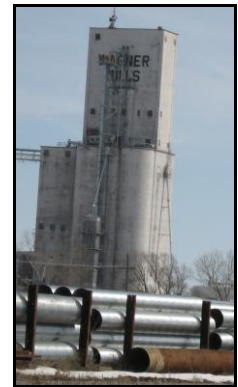
opportunities that lie in front of you with having access to the railroad.

- The downtown commercial district provides many opportunities for entrepreneurial growth. Cultivate those opportunities and create an environment that welcomes entrepreneurs into the community.
- Establish and maintain a local Business Retention & Expansion program to maintain good working relationships with the existing business community, but to also open the door for expansion and improvement by your existing businesses.
- It was noticeable in the downtown area that numerous vacant buildings have “OPEN” signs in them. If a building is vacant make sure the average person is not drawn to the building by an “OPEN” sign.
- Schuyler is an Associate Main Street Community, meaning they are looking into what Heritage Nebraska/Main Street offers. This is a great resource for the downtown area, the corner gas



stations, clock tower, downtown signs, flower pots and trash cans etc. that should continue to be explored. Main Street offers great training for community leaders on Entrepreneurship Readiness and Support, Historic Building Design and Common Sense Repairs, Retail Promotions, and Business Retention and Transition.

• By creating second story housing, downtown building owners can use the rental income to offset the cost of renovations. Developing second story housing would mean that some of the vacant spaces would be cleaned up and replaced with attractive windows, etc. Downtown residents appreciate the convenience of shopping where they live and so increase the customer base for the downtown stores.



Resources for Industrial Development/Commercial Development

- Heritage Nebraska & Heritage Nebraska Main Street, Elizabeth Chase, 402-323-7337, echase@alltel.net
- Loup Power District, David Bell, 402-564-3171, dbell@loup.com
- Nebraska Business Development Center (NBDC), Loren Kucera, 402-375-7575, lokucer1@wsc.edu
- Nebraska Department of Economic Development (NDED), Brook Euteneuer (LOIS Contact), 402-471-3786, brook.euteneuer@nebraska.gov
- Nebraska Department of Economic Development (NDED), Lynn Kohout (Economic Development Field Service Representative/Southeast Nebraska), 402-471-3781, lynn.kohout@nebraska.gov
- Nebraska Municipal Power Pool (NMPP), Corrinne Pedersen, 800-234-2595, cpedersen@nmppenergy.org
- Nebraska Public Power District (NPPD), Mary Plettner, 402 644-3104, mmplett@nppd.com

Recreation Areas – Parks & Recreation

If we were to designate a “WOW” note to the community of Schuyler – it would be the Recreational Campus in the south part of the community. A visitor can sense the pride in the area (even in March) and can envision the campus full of people enjoying the amenities. In order to attract a new audience of youth and adults, cities are developing innovative ways to get their citizens to use parks and recreation services. Explore ways to increase the use of the recreational campus – tournaments -



swim meets - soccer matches - marathons - fishing contests....Create a calendar of activities for the entire year....fill the campus with laughter and fun along with creating a healthy environment for all who experience the campus.

Recreational Campus - swimming pool, golf course, ball fields, Oak Ballroom, campground, high school campus located adjacent to the recreational campus, and the walking path - all nicely located in one location. **Enhance this area - it is a major selling point for your community.**

Tree City USA for over 24 years -the community is to be commended. This is a program sponsored by the National Arbor Day Foundation. Arbor Day festivities are a perfect opportunity to celebrate the planting of trees and to create an educational forum on the value of trees to the community.

- What does the tree city program involve?
- When was the last time a tree inventory was taken?
- Are you keeping the records up to date?
- Who is involved? Encourage the appointed Tree Board to be pro-active.
- What is your future tree-planting plan?
- Is there a tree removal plan for diseased trees?
- Are the appropriate ordinances being enforced for planting of trees on public and private property?
- Continue to plant trees that are adaptable to your area.
- Public Buildings e.g. Colfax County Courthouse, City-owned facilities with special plantings - need to become the role model.
- Many communities look for youth groups to create programs and celebrate Arbor Day.



South Park Campus Observations:

- You are a member of the Nebraska Statewide Arboretum.
- The Park is well maintained. Removal of tree stumps along the park roads would be advisable.
- Schuyler Golf Course.... Is there an opportunity for an expansion of the golf course?
- Overall building structures are well maintained - Swimming Pool bathhouse - ball house - Boy Scout house in park is very well maintained.
- Pool appears very well maintained with water slides and activities for the youth. Does not appear to meet ADA accessibility requirements.
- Are the lots just to the north of the west end of the park for sale? There were signs on the south end of the lots - the homes facing the park/water area view could be blocked with other structures if buildings were to be placed on the lots.
- What does your Schuyler Comprehensive Plan - 2004 indicate for the future of the South Park environs?
- Christmas lights at the Oak Ballroom should be removed by mid-March. The Oak Ballroom's historical presence is a perfect opportunity for the community to "tout."

Please note the ** in the following copy of new ideas.

- ** Skateboarding ramps - some communities have installed and maintained and others have removed them.
- ** Frisbie Golf has been a popular activity.
- ** Various programs e.g. dance lessons - Daddy/Daughter Dance and Dance-Off, Polkas in the Park.

- **** Evos™ by Landscape Structures** Kids simply can't resist the "gyroscopic" Evos™ playsystem, with a design that's so unique, it's patent pending worldwide. Built to engage children of all ages, including the 12-plus set, this innovative playsystem is the perfect choice for anyone who wants to get kids off the couch and back to the playground. With a unique circular footprint, Evos easily fits into most site shapes and sizes. To see more please visit www.playlsi.com.
- Art in the Park, Programs in the Park, Car Shows, Craft Shows, Band Concerts, Gymnastics - Martial Arts, Food Festival.....the list goes on and on.

Campground Observations:

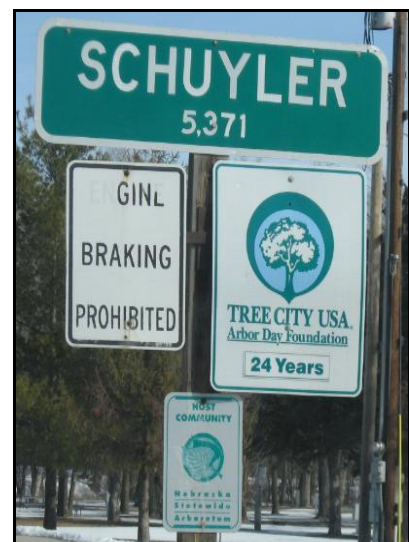
- Walking path was cleared of snow after the weekend snow. Good work!
- We couldn't get in to see what the campground offers in amenities - chain across the road.
 - No appearance of new trees being planted in campground area.
 - From Highway 15, we could see older trees in the campground that need to be trimmed or removed.
- Nearly \$4,420 was collected in Lodging/Camping Tax Fees in Colfax County in 2012 - What were the funds used for in the area of Tourism? With the new lodging facilities - it could double that number.

Other Observations:

- Can you make the museum entrance more inviting and welcoming? Maybe limit parking so people driving by can see the sign and building. Handicapped parking should be considered.
- Many communities are trying to renovate old drive-in theatres. In many communities, old drive-in theatres, are a tourist attraction.
- Colfax Theatre - is it upgrading to digital projection? If not, attention needs to be given to assist in the upgrade.
- Look at what others have done to improve the image of highway frontage which might provide ideas that could then be applied to the Highway 15 and Highway 30 corridors - *Conduct Highway frontage surveys on all corridors. (Checklists are attached to this report)*

Signage

Remember - Visitors and newcomers to the community need signs. We came in on south Highway 15 and noticed immediately the Schuyler Welcome Sign and then the matching pole Banners....very nice! Many signs can be purchased and some communities are installing Way-Finding Signage....be sure and keep the signs simple and easy to read while visitors are driving in their vehicles. Signs installed on walking/exercise/bicycle paths can have more information on them. Keep them visible - attractive - readable.



Additional Signage Observations:

- Nice light pole banners in the community represent the community's "Who we are!" Are there plans to expand the banners to other corridors of the community?
- We found the residential signage giving street numbers and names quite complete.

- Need to create some **Way-Finding Signage** for especially the public buildings – library - city hall - county courthouse - business district - schools - museum, etc. They must be visible in the community. (As we reported at the 4:00 p.m. discussion – we couldn’t find the Library.)



- South entrance sign “Engine Braking Prohibited”, letters missing. (It was indicated at the wrap-up session that the population signs were incorrect.)
- Create consistent welcome signage on all roads leading into the community.
- Uniform signage – flush mount on your buildings.
- Downtown

Schuyler businesses need signage appropriate for people to read, language appropriate.... is it up to date and do they meet the sign ordinances. If customers do not know Spanish – it is difficult to know what the businesses have for sale in their business.

- Many unnecessary wires or sign hardware on buildings.
- Some of the businesses need to work on their business signage.
- Signage for Schools – from Highway 15 is needed.
- Sign at the cemetery is missing some letters on it.
- Enforce the sign ordinance in the community. Old signs and billboards are not good signs of a community that cares....it creates confusion.
- Create signage so people traveling on the expressway – know that you exist!
- Why do vacant buildings have open signs?
- Safe Drinking Water Project signage sends a positive note for the community. We only saw one – are there other signs posted?
- **Remove any signage that isn’t relevant.**



Resources & People To Call

- Nebraska Department of Economic Development – Field Representative Lynn Kohout 402-471-3781, lynn.kohout@nebraska.gov.
- Nebraska Department of Economic Development – Whitney Bumgarner, BR&E Coordinator 402-471-6281 whitney.bumgarner@nebraska.gov
- David Bell – Loup Power District – 402.564.3171 Ext 257 dbell@loup.com – Community and Economic Development
- Cheryl Brandenburgh CECD – Black Hills Energy – Manager of Economic Development 402.437.1950 Cheryl.Brandenburgh@blackhillscorp.com community preparedness, prospecting assistance and business/industrial assistance
- Nebraska Public Power District (NPPD) Mary Plettner, CECD, Senior Economic Development Consultant 402-644-3104 mmplett@nppd.com community preparedness, prospecting assistance, tradeshow.
- Corrinne Pedersen – NMPP Energy – Manager of Member Development - 402.474.4759 cpedersen@nmppenergy.org for Vending Miser information and Fiscal Impact of New Industry to the Municipal, strategic planning and a variety of workshops.

- Northeast Nebraska Development District, 402-379-1150 – CDBG grants, community surveys, revolving loan funds.
- REAP Hispanic Business Development Center, Juan Sandoval 402-371-7786 juans@cfra.org
Small business technical & financial assistance, training specific for Spanish speakers.
Nebraska Business Development Center (NBDC), Loren Kucera, 402-375-7575,
LoKucer1@WSC.EDU- Business assistance, loan packaging, Small Business Administration (SBA) working relationship
Nebraska Statewide Arboretum, Connie Paxton, Administrative Coordinator
402-472-2971 cpaxton1@unl.edu design assistance, potential grant opportunities, plant materials management & care training
USDA Rural Development, Karen Jones, 402) 437-5551, karen.jones@ne.usda.gov- Community facility grants & loans, business & industry grants & loans, housing assistance programs
- Nebraska Tourism Commission, Tom Tabor, Northeastern Region Tourism Consultant 402- 471-7755 tom.tabor@nebraska Tourism marketing grants, statewide exposure for attractions & events
- Wayne State College Service Learning, Lisa Nelson, linelso1@wsc.edu 402-375-7182 Students provide project assistance community projects as part of classroom curriculum
- Heritage Nebraska/Main Street , Elizabeth Chase, 402.323.7337 echase@windstream.net preservation-based strategy strengthening rural communities.
- Nebraska State Historical Society, Historic Preservation Office 800-833-6747 nshs.hp@nebraska.gov
- NeighborWorks – Northeast Nebraska, Roger Nadrachal, 402-379-3311 rogern@nwnen.org - Housing rehab, owner/occupied homes, loan & building programs
- City of Wayne Building Inspector, Joel Hansen, 402-375-1733 jhansen@cityofwayne.org
- City of Lexington Building Department, Mark Yung, 308-324-2341 myung@cityoflex.com
- Central City Administrator, Chris Anderson, 308-946-3806 ctyadm@cconline.net annexation (skip) & free lot/housing
- Wayne Community Housing Development Corporation, Kari Wren, 402-375-5266 wchdc@waynetworks.org Provides down payment assistance, purchase rehab/resell homes
- Columbus Metal Industries – 3440 15th. Street East – 402.564.285 -recycle and process both ferrous and non-ferrous scrap metal. In 2001 Columbus Metal Industries expanded operations with installation of the Shredder, which gives us efficient processing capabilities. Columbus Metal Industries acquired the [Triangle Metals](#) yard in Kearney, NE in 2007. The second yard provides another convenient location in Nebraska for our suppliers to sell their **scrap metal**.
- Peter Kiewit Foundation, Omaha, NE – 402.344.7890. Call for eligibility and application. Grants awarded are listed at www.peterkiewitfoundation.org

Assessment completed March 14, 2013 by:

- Irene Fletcher – Assistant Director – Wayne Area Economic Development, Inc. – 402.375.2240 – ifletcher@waynetworks.org
- Lynn Kohout- Economic Development Consultant – Nebraska Department of Economic Development – 402.471.3781 or 800.426.6505 - lynn.kohout@nebraska.gov
- Corrinne Pedersen – Manager of Member Development – NMPP Energy – 402.474.4759 or 800.234.2595 – cpedersen@nmppenenergy.org