

# **NEBRASKA INNOVATION ZONE COMMISSION ECONOMIC DEVELOPMENT SUB-COMMITTEE MINUTES 9-20-06.**

Members attending: Plucknett, Mullin, Stauffer  
Absent: Weak, Gay, Melybe, Grotrian, Ricker, Hansen

**GOAL: To develop a master plan for economic development along the I-80 corridor that matches the natural and existing strengths, weaknesses, and infrastructure of the area, with the needs and wants of desirous industries already targeted by the State of Nebraska. We believe a coordinated, diverse pattern of economic development will maximize the retainage of our natural attractiveness. Without this guidance and encouragement, I-80 development will continue to occur in a haphazard way that may not meet the long term desires of the state.**

The committee's analytical pattern and process is consisting of the following:

- 1) Identify the economic development strengths and weaknesses of the existing I-80 Interchanges.
- 2) Of the Industries already targeted by DED as desirous and applicable to the I-80 Corridor geographic location, identify the site needs and priorities of each industry type.
- 3) Attempt to match up the strengths and weaknesses of each existing interchange with the needs and priorities of each targeted industry to see if a logical pattern can be developed and envisioned.
- 4) Cross-examine these "matchings" with the other sub-committee recommendations within the Commission to reduce natural conflicts of ideals and priorities.
- 5) Take this "master plan" to the I-80 municipalities, government bodies, and general public to gather their input, priorities, and visions.
- 6) Develop a set of economic incentive packages / programs, that may be tailored to each specific site, that the State would have jurisdiction on the use and implementation of.

**The six I-80 Interchanges that already exist or under construction.**

- #438 Gretna “370”
- #432 Gretna “6”
- #430 Pflug Road (new)
- #426 SAC
- #420 Greenwood
- #409 Waverly

In an attempt to “score” or “rank” these interchanges on various economic development potential, the committee analyzed 9 different criteria that may affect development appeal or hindrance. This list of factors is not meant to be exclusive, and the committee rankings are purely subjective.

	370	6	Pflug	SAC	Grnwd	Wav
Price of RE	High	High	Med	Med	Med	High
Proximity to Housing/Schools	High	High	High	Med	Low	High
Ease of Water/Sewer Supply	High	Med	Low	Med	Low	High
Proximity to Roads, Airport Rail.	High	High	High	Low	Med	High
Availability of Flat Space	Med	High	High	Low	High	High
Proximity of Flood Zone	High	High	Low	Med	High	Med
Proximity to Higher Ed.	High	High	Med	Med	Med	High
Ease of Telecom Supply	High	High	Low	Low	Low	High
Availability of High Visibility	Med	Med	Med	Low	High	Med

**The Industries already targeted by the State of Nebraska DED for this geographic part of the state are (along with examples)**

PROCESSED FOODS	Frito Lay, Smart Chicken, Dairy plant
INFORMATION SERVICES	Call Centers,
MEDICAL DEVICES	Surgical equipment, Light Manufacturing, R&D
HEAVY MANUFACTURING	COMBINE PLANT, CAR PLANT
TRANSPORTATION & LOGISTICS	WERNER, WAREHOUSING
INSURANCE CARRIERS	MUTUAL OF OMAHA, STATE FARM
HOSPITALITY & TOURISM	THEME PARK, HOTELS, STATE PARKS
BIOSCIENCE & MEDICAL TECHNOLOGY	VALUE ADDED AG, NOVARTIS
HEALTH SERVICES	HOSPITAL, ASSISTED LIVING

A (very subjective) evaluation of each site criteria listed previously of its importance to each of the targeted industries was done by the sub-committee. This tabulation is on the attached page (or imbedded worksheet).



Microsoft Excel  
Worksheet

In an effort to keep this process moving, the Econ Development Sub-Committee is calling another meeting of all members to be at 6:00 pm on October 5<sup>th</sup>, at Mahoney, 1 hour before the regular meeting of the full commission.