

Now Hiring: Director of Community Development

Located on the Colorado/Kansas border, approximately 45 miles south of Interstate 70, Unified Greeley County, Kansas is an innovative rural county that has worked devotedly over the past 15 years to build a community that people are proud to call home.

It's a place where people know and care about their neighbors, where the crowds show up to cheer on the home team—Go Jackrabbits! - and where the open spaces encourage big dreams and unlimited possibilities.

It's a place ripe with opportunity for someone who yearns to build their life - or raise their family - in a caring, connected, small town.

It is a community that has learned some important lessons about what it

means to be rural—frontier, really—and how to keep moving forward.

In the first decade of the 2000s, Greeley County's population fell 19%. The community experienced substantial business losses, school enrollment was falling rapidly, and worst of all: the community was losing faith in itself.

But the citizens of Greeley County refused to give in and they have worked devotedly, collaboratively, and through obstacles to ensure that their community thrives.

After a decade and a half of a devoted community-wide effort, Greeley County was one of only 25 Kansas counties to gain population in the 2020 Census. They county's average age

decreased by four years over a decade and the community has seen school enrollment growth, too.

Now, as their current director takes on a new role as the editor of the community's newspaper, Greeley County Community Development seeks a new director to coordinate the work of the organization and help lead the community forward.

This is a full-time, salaried position with benefits including health insurance, retirement, vacation, and sick leave.

For more information about the role or the community, contact Greeley County Community Development at (620) 376-2548 or via email at greeleycc@fairpoint.net.

COMMUNITY ACHIEVEMENTS

Unified Greeley County boasted a 2.97% population increase from 2010 to 2020.

Unified Greeley County is ranked 8th in the state of Kansas in degrees per capita.

Since 2010, more than 30 new housing units have been built or added in Greeley County.

Unified Greeley County's average age decreased from 46 to 42 from 2010 to 2020.

Greeley County Schools enrollment is around 250 students, K-12, which is a fifty-student increase from 2010.



GREELEY COUNTY BOASTS

- A robust, well-rounded business community designed to meet your needs
- Greeley County Health Services, an 18-bed Critical Care Access Hospital, Long-Term Care, and Family Practice Clinic, which boasts two physicians and six mid-level healthcare providers
- Greeley County Schools, a technology-rich Pre-K through 12 educational facility that focuses on the needs of the community's youth
- Prairie Ridge Golf Course, a nine-hole grass greens golf course
- The Star Theater, a community-owned movie theater
- The modern, welcoming Greeley County Library, offering programming for kids and adults
- A six-lane bowling alley
- Doc's Disc Golf Course, an eighteen-hole disc golf course
- Greeley County Recreation Foundation, which operates year-round youth and adult activities and is home to a 24/7 fitness center
- Greeley County Amusement Association, which operates a home-owned carnival during the Greeley County Fair
- Opportunities for you and your family to build your lives!

COMMUNITY VISION

Greeley County is a vibrant, friendly, innovative, unified community with your family, health, and happiness in mind.



Public Square Focus

Seven-member board, with constant representation from business, government, health and human services, education, and agriculture

Mission & Motto:

Stability & Growth
Life as it should be

Website:

www.greeleycounty.org



JOB DESCRIPTION

Position Description

Responsible for the overall management of Greeley County Community Development Corporation, Inc.

This includes: program development, personnel management, development strategy, policy development, budgeting, and all other activities as directed by the Board of Directors.

Reports To:

Greeley County Community Development Board

Work Week

8 a.m.—4 p.m. Monday—Friday + occasional evening and out-of-town meetings

Budget

\$117,000 annually

Management of Employees

Part-time Administrative Assistant

Preferred Qualifications

-Bachelor's degree in marketing, business, economics, communications, leadership, or a related field

-Background in community development or a related field

Additional Criteria

- Must be bondable
- Must be a Greeley County resident or willing to relocate

Benefits

State Retirement, Health Insurance, Sick & Vacation Leave

Encourages Further Education & Personal Development

Key Roles & Responsibilities

- Implement and execute the economic and community development program for Greeley County.
- Work closely with existing Greeley County businesses, identifying problems firms may be experiencing which are limiting or threatening their operations and assist in solving these problems so that a healthy business climate is maintained within the county.
- Become familiar with existing businesses and local municipalities' needs and support municipalities on economic issues.
- Work with the Board of Directors, Unified Greeley County and the Cities of Horace and Tribune for implementation of business development and incentive policies to attract business to the area.
- Serve as a liaison to community action teams and other local groups dedicated to building and promoting Greeley County.
- Serve as a first-line resource for connecting entrepreneurs, business prospects, and existing businesses with regional, state-wide, and national information centers, funding channels, marketing and business planning assistance and other resources that may be necessary.
- Work closely with the Kansas Department of Commerce, Great Plains Development, Inc., Small Business Development Centers, the western Kansas Rural Economic Development Alliance (wKREDA), local lending institutions, local utility partners, and all entities that may aid Greeley County with information, funding, grant knowledge, networking, etc.
- Ensure that a complete listing of available industrial, commercial, and retail buildings for Greeley County are compiled and maintained. In the absence of a local real estate agent, the Director shall also cause a locally available housing list to be kept and updated.
- Submit monthly reports that detail office activities, updates on ongoing projects, and prospective business leads.
- Manage the budget of the office and participate in the annual budgeting process.
- Update and implement with the approval of the Board of Directors a strategic plan with specific goals and timetables for their completion.
- Track community and economic progress and report tangible, quantifiable progress on a regular basis.
- Attend pertinent community and economic development conferences and subscribe to pertinent media with the approval of the Board of Directors.
- Promote Greeley County and its health, business, government, and educational assets at all opportunities through print media, an online website, and other means as deemed appropriate.
- Be ever mindful of new opportunities for growth and advancement of Greeley County and be involved in discussions and programs focusing on leadership, entrepreneurship, community investment and foundations, and other pertinent topics.
- Establish contact with the media to educate the public regarding Greeley County Community Development Corporation, Inc. and convey the importance of economic and community development to the community.
- Complete other activities as assigned by the Board of Directors.

WHY GREELEY COUNTY?

Greeley County participates in Kansas' Rural Opportunity Zone Program, which offers up to **\$15,000 in student loan repayment** over five years for those who can prove degree completion and relocate to the county. Individuals moving to Greeley County from outside the state can also enjoy a five-year exemption from Kansas income tax.

The **Greeley County Revolving Loan Fund** provides up to 10% of a business's total project costs through a five-year low-interest loan through Unified Greeley County. It's interest-free for the first year.

Our **Neighborhood Revitalization Plan** provides a property tax incentive for all new construction and remodeling projects that increase the appraised value by more than \$10,000.

New & expanding businesses are eligible to apply for up to \$45,000 in loans from **Greeley County's E-**

Communities Fund. These funds are flexible and can be used for working capital.

Greeley County's new **Essential Business Transition Incentive** offers forgivable loans to individuals purchasing or creating new businesses that are essential to the Greeley County community.

Greeley County is a federally-designated **Opportunity Zone**, allowing investors in projects to reap substantial capital gains benefits when they invest in Greeley County business ventures.

Greeley County is **New Market Tax Credit** eligible. New Market Tax Credits can provide substantial savings on projects costing more than \$5 million.



Community Profile

GENERAL:

Unified Greeley County is a western Kansas community looking to the future with technology and healthcare access while holding fast to the community spirit and family values that typify rural life. Greeley County is home to Tribune and Horace, two rural towns located along Kansas Highway 96.

AGRICULTURE:

Greeley County boasts nearly 475,000 acres of cultivated land in farms. Wheat is the primary crop grown, and significant acres are dedicated to grain sorghum and corn. The county is home to two dairies, several feed yards, and thousands of hogs, as well as additional cattle and ranching ventures.

BUSINESS:

Greeley County is home to an array of businesses and entrepreneurial individuals who are committed to offering the services found in large towns with familiarity, friendly attitudes, and personalized service. Strong work ethics and a desire to serve the community are hallmarks of area businesses.

EDUCATION:

USD 200, Greeley County Schools, is the is well known for its 10-1 student teacher ratio, the same ratio many highly exclusive private schools proudly tout. Greeley County Schools, a Pre-K-12 educational institution, places great emphasis on cutting edge technology and experimental learning.

GOVERNMENT:

January 1, 2009, the governments of Greeley County and the City of Tribune

united to form the Unified Government of Greeley County. This innovative move streamlined local government affairs and resulted in a more-responsive, broad-based approach to addressing area issues.

HEALTH & HUMAN SERVICES:

Greeley County Health Services is the combination of multiple healthcare service lines with an integrated approach to treating the patient, their family, and the communities we serve. This is accomplished by uniting the services of a Hospital, Long-Term Care, two Family Practice Clinics (Tribune and Sharon Springs), and a variety of out-patient and ancillary services.

For more information or to submit your resume, contact Greeley County Community Development at (620) 376-2548 or via email at greeleyc@fairpoint.net.