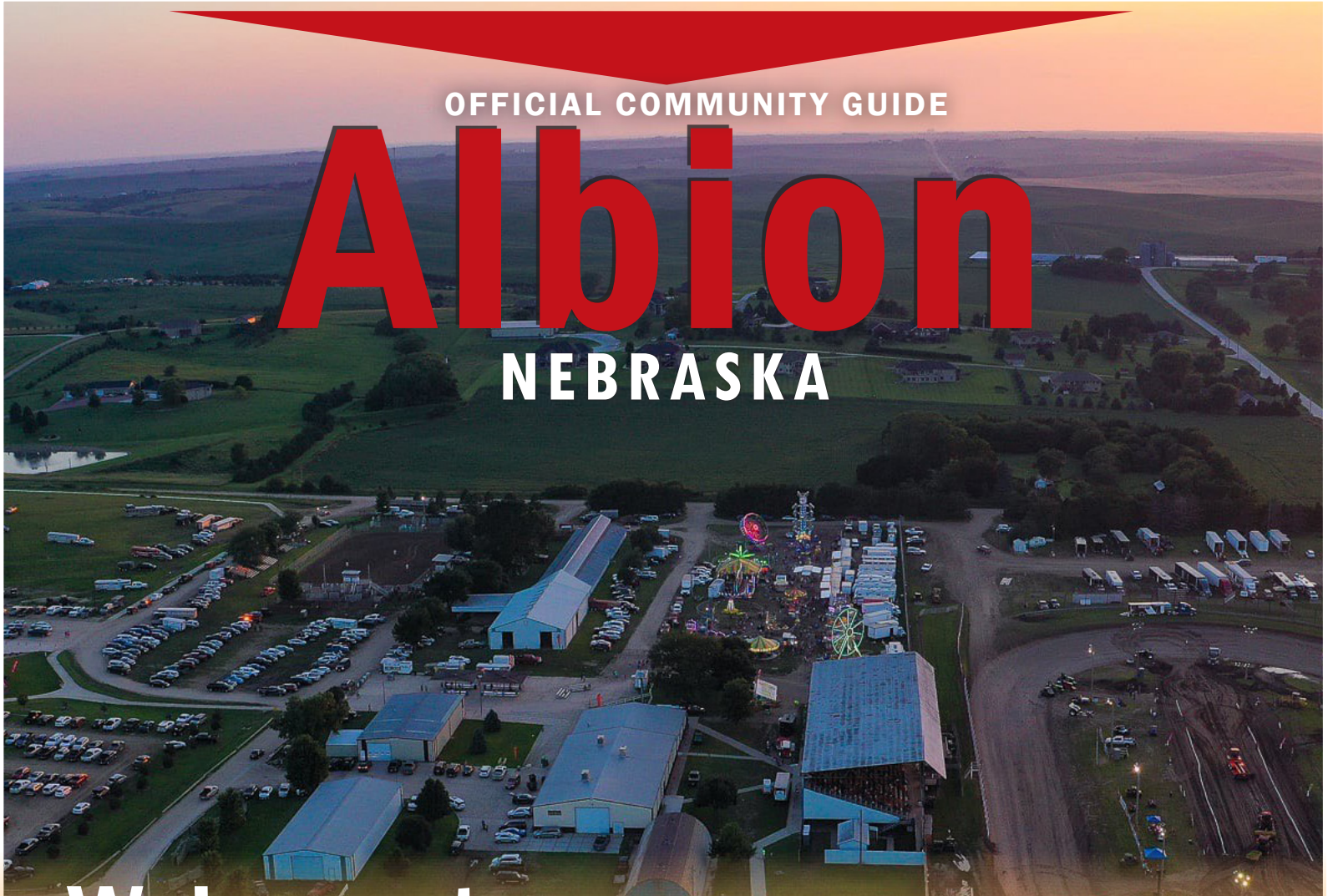
OFFICIAL COMMUNITY GUIDE

# Albion

## NEBRASKA



# Welcome to Boone County!

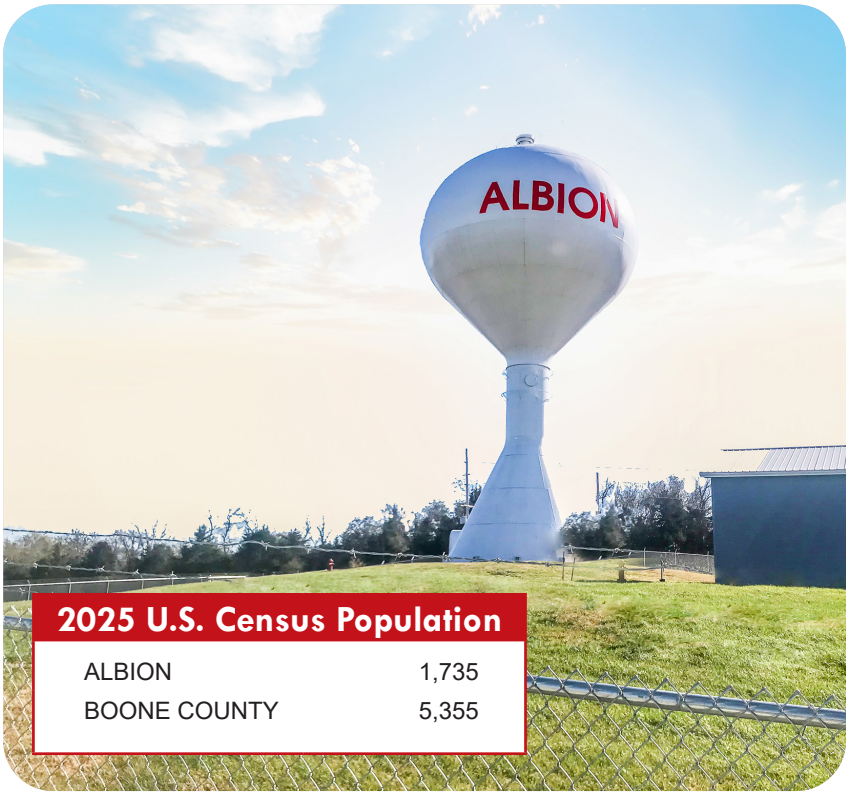
- County Seat of Boone County in Central Nebraska
- Boone County Health Center: Top-rated Rural Healthcare and Critical Access
- Multiple Recreational Opportunities: Trails, Parks, Campgrounds




**Visit albionne.com**
**boone-county.org**
**boonecentral.org**
**boonebeginnings.com**

# Inside the guide


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**2025 U.S. Census Population**

| | |
|---|---|
| ALBION | 1,735 |
| BOONE COUNTY | 5,355 |

The following pages contain basic information about Albion, Nebraska.

This information was compiled by Albion Economic Development Corporation, Boone County Development Agency, Loup Public Power District, and Nebraska Public Power District in order to promote community development and quality of life.

## CONTACTS & WEBSITES

**Shelby Kelley**
Director of Albion Economic Development & Housing Coordinator
Albion, Nebraska
Office: 402-395-4453
Email: aedc@cityofalbion.com

**Andrew Devine, CPM, MMC**
Administrator/Clerk/Treasurer
City of Albion
Albion, Nebraska
Office: 402-395-2428
Email: administrator@cityofalbion-ne.com
Website: cityofalbion-ne.com

**Todd Duran**
VP of Corporate Services
Loup Public Power District
Columbus, Nebraska
Office: 402-562-5720
Email: tduren@loup.com

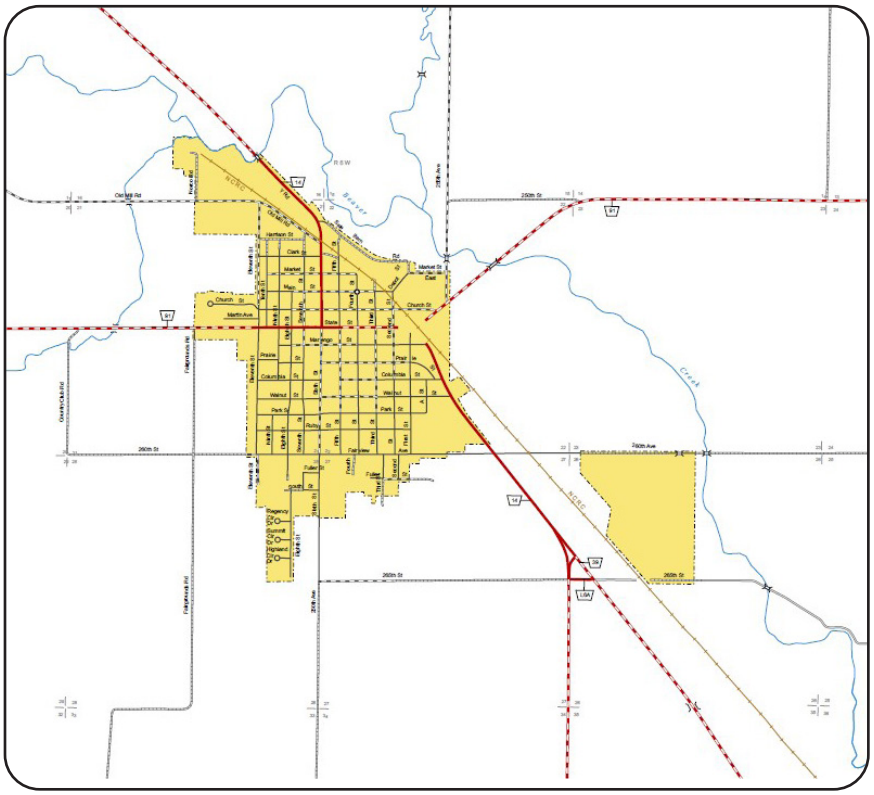
**Lori Krohn**
President of Albion Chamber of Commerce
Albion, Nebraska
Office: 402-395-6012
Email: albionchamber@cityofalbion-ne.com
Website: cityofalbion-ne.com

**Nicole Sedlacek, CEcD**
Economic Development Manager
Nebraska Public Power District
Columbus, Nebraska
Office: 402-563-5534
Cell: 402-340-0190
Email: njsedla@nppd.com

**www.albionne.com**
**www.boone-county.org**
**www.boonecentral.org**
**www.boonebeginnings.com**



Downtown Outdoor Venue



# Geography

## Location

Albion, the county seat of Boone County, lies in Beaver Valley in Central Nebraska. Albion is served by Nebraska Highways 14, 91, and 39 and is 42 miles northwest of Columbus, 53 miles southwest of Norfolk, 64 miles northeast of Grand Island, 115 miles northwest of Lincoln, and 125 miles northwest of Omaha.

## Elevation

Albion is 1,749 feet above sea level.



4th Street Albion

# Economic Development

The Albion Economic Development Corporation (AEDC) is dedicated to building a community where people are proud to live, work, and invest. Our mission is to support economic growth, small business success, and a strong sense of place. We offer gap financing for local business and a Downtown Facade Grant Program to help business owners improve the exterior of their buildings.

AEDC is funded through LB840 sales tax revenue, private donations, and grants. Our team includes eight volunteer board members and one full-time director, all working together to move Albion forward. In partnership with the City of Albion, we are actively pursuing solutions to expand a variety of housing opportunities.

Our efforts are to ensure that our community can continue to grow and meet the needs of current and future residents. Learn more at **albionne.com**.

The Boone County Development Agency, Inc. (BCDA) is a 501c3 non-profit organization dedicated to helping develop Boone County into a prosperous, family-friendly, and united county.

BCDA is governed by a 12-person board of directors with representation from each of our communities, and guided by full- and part-time staff. Our current core focus areas include the business lifecycle (establishment through growth and transition) and Boone County promotion & partnerships. Through collaboration with communities and partners, BCDA highlights Boone County as a great place to live and work, creating more opportunities and a thriving future for all. Learn more about BCDA at **boone-county.org**.

For more information on available sites and buildings go to **sites.nppd.com**.

Firms with retail sales tax permits in Albion reported 2024 net taxable retail sales of $56,364,556 while Boone County reported retail sales of $97,076,452.




Valero Renewables

## ALBION'S TOP MANUFACTURERS

| EMPLOYERS | PRODUCT OR SERVICE | EMPLOYEES |
|---|---|---|
| Valero Renewables | Agriculture | 61 |
| AGI Sentinel Manufacturing | Agriculture | 52 |

## ALBION'S TOP EMPLOYERS

| EMPLOYERS | PRODUCT OR SERVICE | EMPLOYEES |
|---|---|---|
| Boone County Health Center | Healthcare | 332 |
| Boone Central Schools | Education | 120 |
| Good Samaritan Society | Healthcare | 95 |
| Niewohner Cattle & Farms | Agriculture | 84 |
| Applied Connective | Technology/IT | 53 |
| Boone County | Government | 50 |
| Helena Chemical Co | Agriculture | 30 |
| Kayton International | Agriculture | 25 |
| Wells Drug | Healthcare | 25 |
| Cargill | Agriculture | 20 |

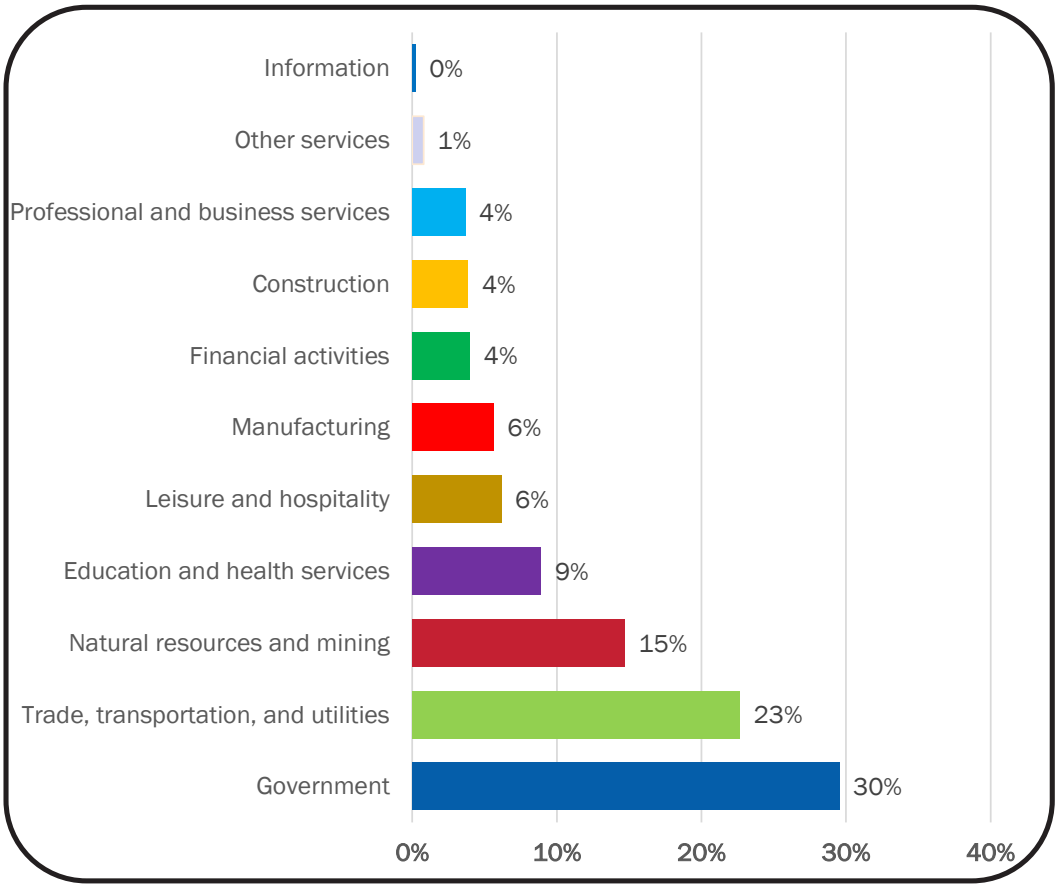



Wells Drug & Hallmark Store



Sentinel Manufacturing

# Boone County Labor Force 2025







Cargill, Inc.

## Workforce

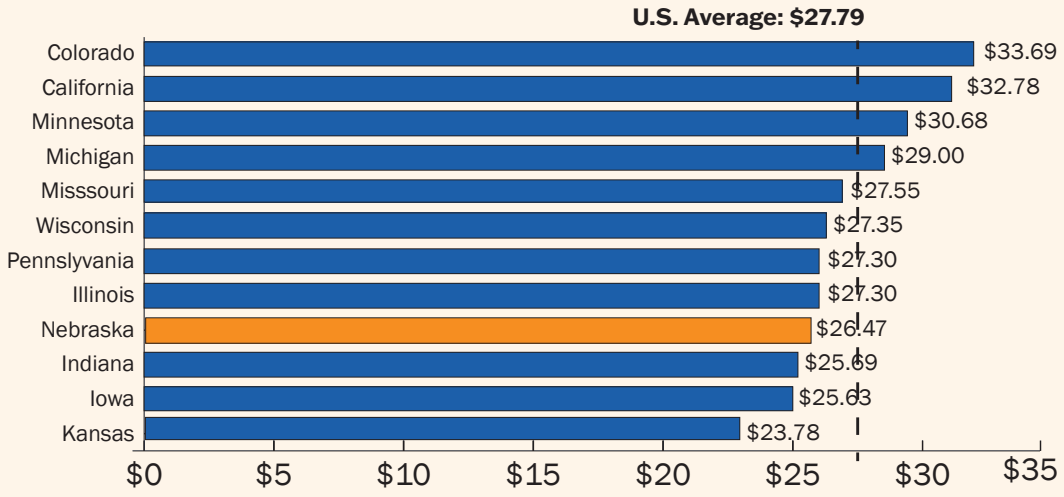
The Nebraska Department of Labor serves employers and job seekers across Nebraska through its "One Stop Career Centers" located across the state. Services for employers include employee recruitment and screening, posting job openings, tax credit information, and labor market and labor law information. Job seekers can find a full array of employment and training related services including on site services provided by a network of mandatory Workforce Investment Act partners. To learn more about these and other services, visit neworks.nebraska.gov.

*Hourly wages rates for various occupations, Northeast Region, Nebraska*

| JOB TITLE | ENTRY LEVEL | MEDIAN | EXPERIENCED |
|---|---|---|---|
| ACCOUNTANTS AND AUDITORS | $24.79 | $33.86 | $43.31 |
| BOOKKEEPING, ACCOUNTING, AND AUDITING CLERK | $17.44 | $22.17 | $25.95 |
| CHILDCARE WORKERS | $12.85 | $13.92 | $16.20 |
| CONSTRUCTION WORKERS | $17.56 | $22.61 | $25.13 |
| CUSTOMER SERVICE REPRESENTATIVES | $16.25 | $19.67 | $23.88 |
| CUTTING, PUNCHING, AND PRESS MACHINE SETTERS, OPERATORS, AND TENDERS, METTAL AND PLASTIC | $19.14 | $22.62 | $25.54 |
| ELECTRICIANS | $21.03 | $29.46 | $33.36 |
| GENERAL AND OPERATIONS MANAGER | $23.05 | $38.00 | $56.20 |
| HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS | $18.96 | $24.90 | $30.62 |
| LABORERS AND FREIGHT, STOCK, AND MATERIAL MOVERS, HAND | $17.57 | $21.71 | $23.26 |
| MAINTENANCE AND REPAIR WORKERS GENERAL | $18.73 | $25.47 | $29.04 |
| NURSING ASSISTANTS | $17.87 | $19.66 | $21.59 |
| OFFICE CLERKS, GENERAL | $14.44 | $18.56 | $21.17 |
| REGISTERED NURSES | $32.67 | $40.08 | $44.05 |
| SECRETARIES AND ADMINISTRATIVE ASSISTANTS, EXCEPT LEGAL, MEDICAL, AND EXECUTIVE | $17.27 | $21.79 | $24.69 |
| SOFTWARE DEVELOPERS | $36.54 | $53.87 | $61.09 |
| STOCKERS AND ORDER FILLERS | $28.93 | $36.92 | $40.37 |

*Source: Nebraska Workforce Development, Occupational Employment, Program, 4th Quarter 2025.*

## Average Hourly Earnings for Production Workers, 2025




*Source: U.S. Bureau of Labor Statistics, 2024*

## Unionization

Nebraska has a right to work provision in its constitution. In 2024, 6.8 percent of Nebraska's wage and salary workers were members of labor unions compared to a national figure of 9.9 percent.

## Local Labor Unions

United States Post Office -

American Postal Workers Union/ National Association of Letter Carriers

## Fringe Benefits

Local industries estimate fringe benefits to range from 30 to 52 percent of wages, reflecting costs such as health insurance, retirement contributions, and paid leave.




Kayton International Inc.




Albion City Offices / Chamber of Commerce

## ANNUAL AVERAGE 2025 LABOR SUPPLY

| *Contiguous Nebraska counties include Antelope, Greeley, Madison, Nance, Platte, and Wheeler.* | BOONE COUNTY & CONTIGUOUS* | BOONE COUNTY |
|---|---|---|
| NON-FARM WAGE & SALARY WORKERS | 48,344 | 2,438 |
| TOTAL EMPLOYMENT | 46,416 | 3,093 |
| LABOR FORCE POPULATION | 47,718 | 3,164 |
| **ADDITIONAL POTENTIAL LABOR SUPPLY** | | |
| COMMUTING OUT OF COUNTY (2023) | | 1,158 |
| UNEMPLOYED | | 71 |
| **TOTAL** | | **1,229** |

NOTE: Does not include estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry.

## UNEMPLOYMENT RATE 2025

| | PERCENT |
|---|---|
| BOONE COUNTY | 2.2% |
| NEBRASKA | 2.8% |
| UNITED STATES | 4.0% |

*Source: U.S. Bureau of Labor Statistics*

# Market Access

## Highways
North-south Nebraska Highways 14/39 and east-west Nebraska Highway 91 serve Albion. No local load limits are imposed. Interstate 80 is 57 miles south and Interstate 29 is 115 miles east of Albion. U.S. Highway 81 is 28 miles east of Albion.

## Trucklines
More than 13,500 licensed motor carriers with worldwide connections are based in Nebraska and serve businesses throughout North America.

The following trucking map is based on Columbus, Nebraska, 50 miles northwest of Albion.

## Rail
The Nebraska Central Railroad Company (NCRC) serves Albion with rail service. NCRC has trackage rights through its connection with Union Pacific Railroad and BNSF Railway Company and is an integral part of grain shipments in the region.



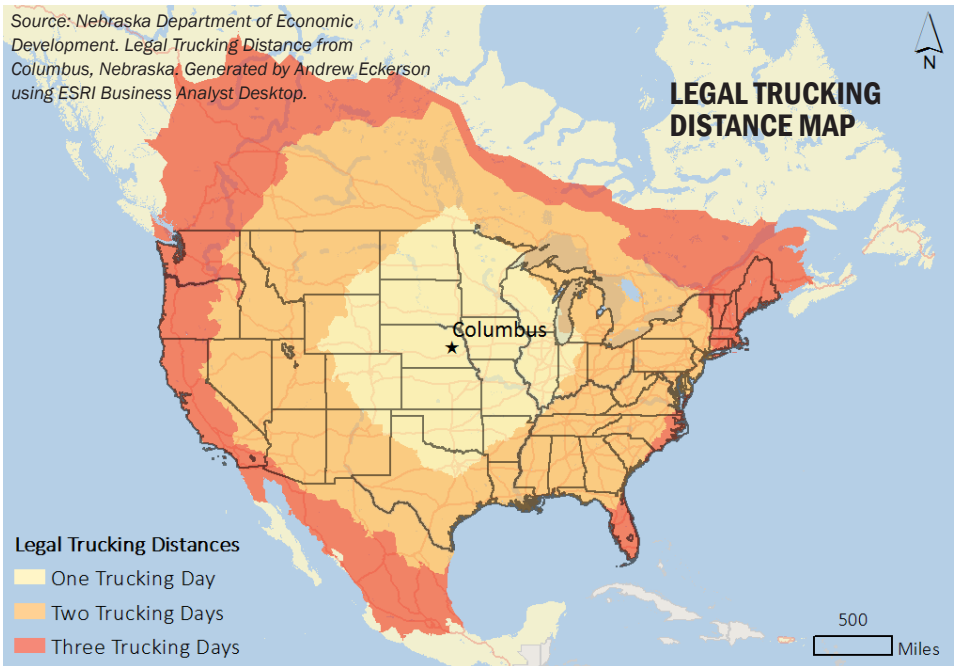

## Air
The Albion Municipal Airport is located five miles northwest of the community. The 3,700-foot runway is hard surfaced and lighted. The airport averages 13 aircraft operations per day. The Karl Stefan Memorial Airport in Norfolk, 52 miles northeast of Albion, provides air freight and air express. Charter flights are available upon request. Supplementary all-cargo service (air/truck) is available with departures daily. Taxi service and car rental provide public ground transporation. Service is not available near Albion.

**Nearest Commercial Air Service:**

- Norfolk Regional Airport, Norfolk, Nebraska 48 miles, 49 minutes
- Grand Island Regional Airport, Grand Island, Nebraska 64 miles, 69 minutes
- Lincoln Regional Airport, Lincoln, Nebraska 119 miles, 127 minutes
- Eppley Airfield, Omaha, Nebraska 129 miles, 146 minutes



Albion's Municipal Airport Building





Albion Country Club



Downtown Mini-Park



Boone County Fitness Center



Boone County Fairgrounds - Niewohner Arena




Fuller Park - Eli Porter Memorial Playground



U.S. Post Office - Albion

# Communications

## Telecommunications & Internet Providers

- Frontier Communications
  **frontier.com**
  Internet/Phone
- Stealth Broadband
  **stealthbroadband.com**
  Internet
- Great Plains Communications
  **gpcom.com**
  Internet/Phone
- Vyve Broadband
  **vyvebroadband.com**
  Internet/Phone

## Post Office & Package Delivery Service

The U.S. Postal Service in Albion has one mail receipt and one dispatch daily.

Federal Express, United Parcel Service, and U.S. Postal Service provide package delivery services in the Albion area.

## Newspapers

The *Albion News-Boone County Tribune* is the community and county's only local newspaper with offices in Albion, and 1,900 subscribers in print and E-Edition. The *News-Tribune*, covers Albion, St. Edward, Newman Grove, Cedar Rapids, Primrose, Petersburg, and a host of other surrounding communities. The news staff has a combined 65-plus years of experience in reporting, advertising and commercial printing. For more information visit **albionnewsonline.com** or call 402-395-2115.

Other newspapers delivered locally include *Columbus Telegram*, *Lincoln Journal Star* and *Omaha World-Herald.*


Albion News

## Radio Stations

- KUSO-FM, 92.7 MHz
  Norfolk
- KEXL-FM, 106.7 MHz
  Norfolk
- KNEN-AM, 94.7 MHz
  Norfolk
- WJAG-AM, 780 MHz
  Norfolk
- KEXL-FM, 106.7 MHz
  Norfolk
- KNEN-AM, 94.7 MHz
  Norfolk
- KZEN-FM, 100.3 MHz
  Columbus
- KTTT-AM, 1510 KHz
  Columbus
- KKOT-FM, 93.5MHz
  Columbus
- KLIR-FM, 101.1 MHz
  Columbus

# Infrastructure

## Nebraska Highlights

Energy costs are a considerable part of any business' operational budget. These costs can vary greatly between states, but in Nebraska (the only state in the nation where all electric utilities are publicly owned) electric costs are passed to consumers at low, cost-of-service rates. As a result, industrial rates are well below the national average. Nebraska's electric utilities can offer low rates, in part, because they draw from an efficient "mix" of generation resources including coal, natural gas, oil, diesel, and methane, along with carbon-free "fuels," like nuclear, wind, hydro, and solar power.

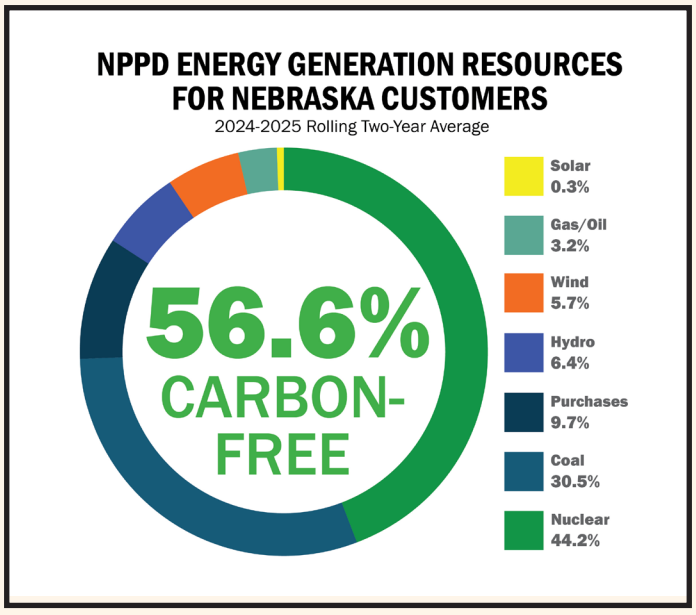
Nebraska Public Power District (NPPD) is the state's largest electric generating utility in terms of chartered territory, which includes all or parts of 84 of Nebraska's 93 counties. NPPD relies upon 9 major generating facilities, more than 5,000 miles of high-voltage power lines, approximately 260 substations, and thousands more miles of distribution lines. Because the system is interconnected to electrical grids in other states,

NPPD works with regional utilities and industry entities to ensure power is delivered safely and dependably to Nebraskans

NPPD's renewable resources play a central role in a strong carbon-free footprint. In addition to a power purchase agreement with seven of the state's wind farms, NPPD owns and operates the largest public power wind facility in the state near Ainsworth.

NPPD has three hydropower facilities and contracts for generation from three other hydropower facilities. Community solar is available in seven communities, with more on the way. In 2023, NPPD's Cooper Nuclear Station contributed to an energy portfolio that was more than 58.2 percent carbon-free.

Natural gas in Nebraska is also attractive to industry for service, supply, and price. A gas-producing state, Nebraska is close and well-connected by pipeline to the major gas fields of the central and southern plains. The state's average cost of industrial gas is less than both the regional and national averages.




# Utilities

## Electricity

Albion is provided electric service by Loup Power District which is a wholesale power customer of Nebraska Public Power District (NPPD). Loup Power District provides electric service to 22-communities in the four-county area of Boone, Colfax, Nance and Platte. Loup Power District provides wholesale service to the community of Schuyler.

Loup Power District owns and operates four 115/34.5 kV transmission substations in the Albion area with a combined capacity of 149,000 kVA. The transmission substations are connected by a 34.5 kV subtransmission line. The 15-distribution substations in the community and surrounding rural area vary from 4.16 to 12.5 kV and are owned and operated by Loup Power District and Cornhusker Public Power District. The 115 kV transmission system is part of NPPD's statewide transmission grid system.

For more information on Loup Power District, visit **loup.com**.

Laredo Ridge Wind Farm, an 80-megawatt wind energy facility located just east of Petersburg, 13 miles north of Albion, began operations in February 2010. The facility, made up of 54, 1.5 megawatt turbines, was constructed across approximately 5,400 acres of land, with each approximately 270-foot tall wind turbine taking up less than half-an-acre in size. All power sales from the turbines is purchased by NPPD.

# Average Retail Price of Energy Costs

| | Electric (Cents per Kilowatt Hour 2024) | | | Natural Gas (Dollars per Thousand Cubic Feet 2024) | | |
|---|---|---|---|---|---|---|
| | ***Residential*** | ***Commercial*** | ***Industrial*** | ***Residential*** | ***Commercial*** | ***Industrial*** |
| U.S. Average | 16.48 | 12.85 | 8.15 | 14.59 | 10.14 | 3.93 |
| NEBRASKA | **11.74** | **8.70** | **7.53** | **10.79** | **7.52** | **4.37** |
| California | 31.86 | 25.29 | 21.98 | 21.85 | 13.86 | 11.38 |
| Colorado | 15.06 | 11.84 | 8.78 | 10.56 | 8.67 | 7.59 |
| Illinois | 15.92 | 11.77 | 9.16 | 11.57 | 8.96 | 6.54 |
| Indiana | 14.84 | 12.62 | 7.99 | 11.64 | 7.86 | 4.91 |
| Iowa | 13.55 | 10.35 | 6.85 | 10.38 | 7.63 | 5.65 |
| Kansas | 14.22 | 11.23 | 7.67 | 12.55 | 9.89 | 5.56 |
| Massachusetts | 29.35 | 20.96 | 18.13 | 21.80 | 15.70 | 13.20 |
| Michigan | 19.29 | 13.99 | 8.27 | 10.77 | 9.34 | 7.57 |
| Minnesota | 15.42 | 12.22 | 9.14 | 10.66 | 8.26 | 6.18 |
| Missouri | 12.91 | 10.29 | 7.90 | 14.84 | 12.12 | 7.98 |
| Nevada | 15.00 | 10.47 | 8.49 | 18.69 | 13.69 | 10.69 |
| New Jersey | 16.40 | 14.78 | 12.02 | 13.03 | 11.14 | 7.96 |
| New York | 24.37 | 18.83 | 9.11 | 16.57 | 9.64 | 10.77 |
| Ohio | 16.07 | 10.78 | 7.16 | 13.67 | 7.84 | 7.73 |
| Pennsylvania | 17.79 | 11.01 | 7.84 | 13.65 | 10.88 | 9.38 |
| Wisconsin | 17.22 | 12.65 | 8.52 | 10.08 | 7.40 | 5.76 |



Black HIlls Energy

## Natural Gas

Black Hills Energy, a subsidiary of Black Hills Corp. serves 302,000 natural gas customers in 319 Nebraska communities and is proud to provide natural gas to residents and businesses in Albion and surrounding areas. Black Hills Energy's Nebraska headquarters is located in Lincoln.

Black Hills Energy is the distributor of natural gas in Albion. The transmission provider is Northern Natural Gas. Natural Gas in Albion is provided by a 4 inch line with 50 pounds per square inch (PSI), with an average value of 1,000 Btu per cubic foot, and is available for residential, commercial, and industrial customers for base and peak use on a firm basis. Interruptible service is available for customers with alternate fuel capability. Annual curtailment of interruptible customers varies with the type of service selected by the customer.

More than just a natural gas company, Black Hills Energy prides itself on being a community partner investing in economic and community development projects that help the communities it serves to thrive and grow.

In 2024. $823,000 in charitable giving was distributed throughout the state. This included contributions and sponsorships to nonprofits, chambers and economic development organization, United Way, energy assistance, in-kind donations, scholarships and investments in trees. In addition, Black HIlls Energy employees dedicated more than 4,000 hours of time to volunteering in their communities.

To learn more about Black Hills Energy, visit **blackhillsenergy.com**. Rate information can be obtained by contacting the business development department at (888) 890-5554.

## Other Fuels

### LP Gas

LP gas is available in Albion for residential, commercial, and industrial uses from White Star Oil Company in Albion.

### Oil

Oil is available in Albion for residential, commercial, and industrial uses from Highway 91 and White State Oil Company in Albion.

## Water

The municipal water system in Albion is supplied by two wells, which have an average depth of 160 feet. The system, serving the entire city, has a combined pumping capacity of 2,500 gallons per minute and an overhead storage capacity of 300,000 gallons. The average daily demand is 480,911 gallons, and the historic peak daily demand is 1,003,218 gallons. The system has a maximum capacity of 3,676,800 gallons per day. The static pressure is 62 pounds per square inch.

The city's wells produce up to 1,300 gallons of water per minute. The wells produce 400,000 gallons per foot of drawdown. The water table has not changed significantly in the past 20 years. The quality of water in Albion does not necessitate a water treatment plant. There is 19 miles of water main.

## Sewerage

Albion has a municipal sanitary sewerage system and a limited storm sewer system. The extended aeration waste water treatment plant was completed in 2013 and has a daily capacity of 225,000 gallons.

## Solid Waste Disposal & Other Removal

The City of Albion contracts waste removal services to the residents of Albion. The contracted hauler disposes of waste at a licensed landfill. A tree and compost recycling site is provided by the city. The city schedules clean-up days in the spring of each year.

**Residential Service**

| | | |
|---|---|---|
| **Customer Charge:** | | $20.00 per month |
| **Summer** | **Winter** | |
| $0.1255 | $0.0860 | per kWh for the first 600 kWh used per month |
| $0.1005 | $0.0840 | per kWh for all additional use |
| **Minimum Bill:** | | $20.00 per month |

**Large Light & Power Service (LP)**
**(distribution delivery from lines of 12,470 volts or less and demand less than 300 kW)**

| | | |
|---|---|---|
| **Customer Charge:** | | $475.00 per month |
| **Demand Charge:** | | |
| **Summer** | **Winter** | |
| $18.00 | $13.00 | per kW per month of maximum or billing demand |
| **Plus an Energy Charge of:** | | |
| $0.0495 | $0.0440 | per kWh |
| **Minimum Bill:** | $475.00 | |

**Maximum Bill:**
**Summer:** The maximum cost per kWh after all adjustments or discounts will be $0.2595

**Winter:** The maximum cost per kWh after all adjustments or discounts will be $0.2427

Nebraska's Energy Costs are among the lowest in the Nation

**General Service (LG1) (Single Phase)**

| | | |
|---|---|---|
| **Customer Charge:** | | $25.00 per month |
| **Summer** | **Winter** | |
| $0.1245 | $0.1055 | per kWh for the first 1200 kWh used per monthly billing period |
| $0.1120 | $0.0975 | per kWh for all additional use |
| **Minimum Bill:** | | $25.00 per month |

**General Service (LG1) (Three Phase)**

| | | |
|---|---|---|
| **Customer Charge:** | | $37.50 per month |
| **Summer** | **Winter** | |
| $0.1245 | $0.1055 | per kWh for the first 3,000 kWh used per monthly billing period |
| $0.1120 | $0.0975 | per kWh for all additional use |
| **Minimum Bill:** | | $37.50 per month |

**Large Light & Power Service (LP3)**
**(distribution delivery from lines of 12,470 volts or less and demand greater than 300 kW)**

| | | |
|---|---|---|
| **Customer Charge:** | | $750.00 per month |
| **Demand Charge:** | | |
| **Summer** | **Winter** | |
| $19.00 | $14.00 | per kW per month of on-peak maximum or billing demand |
| $5.25 | $4.50 | per kW per month of off-peak maximum billing demand, which is above the on-peak demand |
| **Plus an Energy Charge of:** | | |
| **Summer** | **Winter** | |
| $0.0575 | $0.0475 | per kWh on-peak |
| $0.0500 | $0.0445 | per kWh off-peak |
| **Minimum Bill:** | $750.00 | |

**Maximum Bill:**
**Summer:** The maximum cost per kWh after all adjustments or discounts will be $0.2634
**Winter:** The maximum cost per kWh after all adjustments or discounts will be $0.2461

# Tax Structure

## Nebraska Highlights

- Nebraska assesses income tax based upon the amount of federal taxable income
- No state property tax
- No inventory tax
- No sales tax on:
  - Raw materials when used as ingredients or component parts in manufacturing operations
  - Sales of energy for processing or manufacturing purposes
  - Water used exclusively in manufacturing and processing
  - Qualified agricultural machinery and equipment
  - Manufacturing machinery, equipment, and related services
- Sales and use tax refunds are available on qualifying air and water pollution control equipment
- Sales and use tax refunds are available on property qualifying for certain investment incentives

The Nebraska State Government is financed by an individual income tax, corporate income tax, 5.5 percent sales and use tax, corporate occupation tax, and selective excise taxes (liquor, tobacco, motor fuels, etc.). Local governments are financed primarily by property taxes, although some cities and counties collect a local option sales tax of between 0.5 and 2.0 percent.

Property taxes are levied against real and personal property by local political subdivisions such as counties, cities, school districts, fire districts, etc., to provide for local services. All real property except agricultural land is assessed at actual or market value. Agricultural land is assessed at 75 percent of actual value. Personal property is assessed at net book value. Tax rates are expressed in dollars and cents for each $100 of actual value.

Market value is determined by each county assessor through professionally accepted mass appraisal methods, which include, but are not limited to:

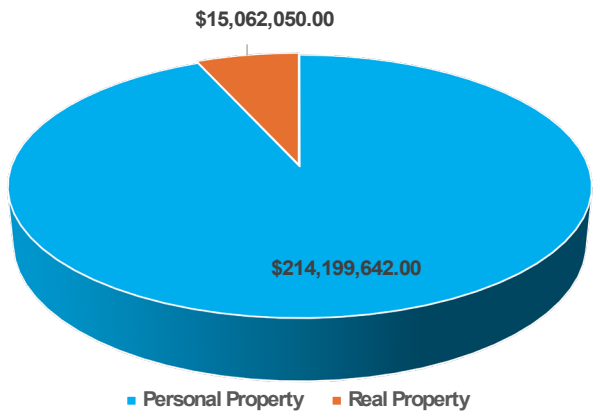
- Comparison with sales of real property of known or recognized value, taking into account location, zoning, current functional use, and other statutory guidelines (sales comparison approach)
- Earning capacity of the real property (income approach)
- Cost less depreciation (cost approach)

## Nebraska Tax Incentives

Nebraska's performance-based tax incentive programs demonstrate the state's commitment to creating a favorable business environment for your business expansion or location.

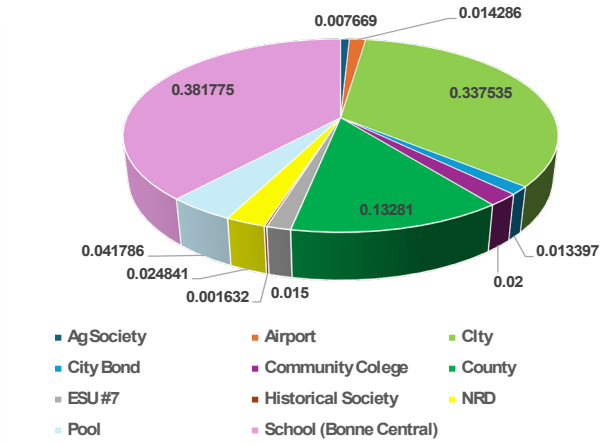
Known as the "ImagiNE Nebraska Act," this multi-tiered program provides qualifying businesses with employee payment credits, investment credits, sales and use tax refunds, and personal and property tax exemptions. Quali-fied companies, large and small can take advantage of these benefits. For more information on the qualifications and potential benefits available to your company, contact the Nebraska Department of Economic Development at 800-426-6505 or visit **opportunity.nebraska.gov**.

### 2025 ACTUAL VALUATION - ALBION




**TOTAL**
**$229,261,692**

### 2025 TAX RATES - ALBION




**TOTAL**
**.990731**
***dollars and cents per $100 of actual value***



Albion Fire & Rescue


Cardinal Inn

# Local Government

Albion, a second-class city, has a mayor-council form of government with a city administrator.

Boone County has nine precincts and is governed by three county commissioners, who are elected by popular vote for four-year terms. The actual county budget for 2024-25 is $81,788,518. The county belongs to the Northeast Nebraska Economic Development District along with 16 other counties.

## Fire Protection

Fire protection is provided to the city by a 41-member volunteer fire department; 25 members are certified emergency medical technicians. Albion is part of the Mid-Nebraska task force along with St. Edward, Genoa, Fullerton, Newman Grove, Belgrade, and Monroe.

Albion has one fire station and 120 fire hydrants. The fire insurance classification inside the corporate limits is 4; outside it is 4y. Annual expenditures for fire protection for the past three years averaged $119,600.

## Law Enforcement

The Albion Police Department employs three full-time police officers. The patrol division equipment consists of three patrol cars and standard equipment. Annual expenditures for police protection for the last three years average $322,080. Regular patrol by the police department provides protection to existing industries in the area.

## Sheriff

The Boone County Sheriff's Department has six full-time sworn sheriff/deputies and eight support personnel. Standard equipment is used in the department. Regular patrol by the sheriff's department provides protection to existing industries in the area.

## State Patrol

Troop B of the Nebraska State Patrol is headquartered in Norfolk, 52 miles northeast of Albion.

For more information on Albion's local government, visit **albionne.com**.

## Streets

Albion has 21.35 miles of streets; 19.7 miles are hard-surfaced with concrete and asphalt. 1.65 miles with gravel. Restrictions on oversized loads are enforced. Ninety-five percent of the streets have curbs and 90 percent have sidewalks.

## Planning

Albion has a nine-member planning commission. Members are appointed by the mayor and approved by the city council to serve three-year terms.

**2025 CRIME RATES**

| *Per 1,000 Population* | VIOLENT CRIMES | PROPERTY CRIMES |
|---|---|---|
| BOONE COUNTY | .15 | 0 |
| NEBRASKA | 2.14 | 13.60 |

*Source: ucr.fbi.gov*

## Building Regulations

The City averages 60 permits per year, with a historical high of 97 permits. Code consists of building inspections, zoning requirements and nuisance abatements.

Albion follows the 2024 Building Codes in the International Code Council Series.

## City/County Bonds

Various Purpose Bond (2018 Fairview Street Paving and Storm Sewer)
Original - $1,385,000.
Current Principal - $900,000

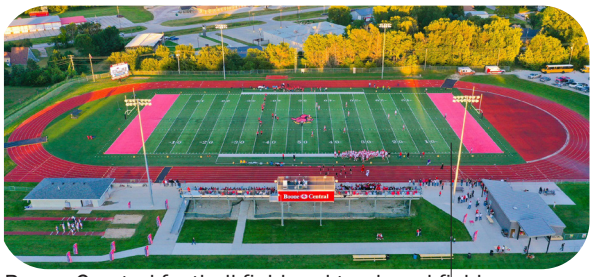
Swimming Pool Bond -
Original - $2,645,000.
Current Principal - $1,445,000.

General Obligation Bond (Water Projects)
Original - $300,000.
Current Principal - $300,000.

# Education



Boone Central High School


Boone Cemtral football field and track and field

## 2024-25 ACT SCORES

| | COMPOSITE |
|---|---|
| BOONE CENTRAL HIGH SCHOOL | 18.4 |
| NEBRASKA | 18.3 |
| NATIONAL | 19.4 |

*Source: Nebraska Department of Education*


Boone Central gymnasium

GO CARDINALS!

## Boone Central School District

The Boone Central School District (BCS) includes the communities of Albion and Petersburg. Boone Central is a PK-12 school district located in Albion, Nebraska, and is accredited through NDE's Continuous Improvement Framework. Boone Central High School, Boone Central Middle School, and Boone Central Elementary are located on one campus. Boone Central offers an early childhood education program for 4-year olds. A comprehrensive list of core college credit courses are offered. The district includes an outdoor education classroom at the Olson Nature Preserve (ONP). In addition, BCS runs the student-managed Gateway Theatre in Albion which is tied to the entrepreneurship curriculum. Boone Central has built partnerships with local businesses and professionals in a Career Academy.

This program was recognized by the state of Nebraska as the Rule 47 Program of the Year in 2016, and has maintained its Rule 47 accreditation giving students an authentic experience in careers of potential interest.

Boone Central covers approximately 125 square miles and has a 2024-25 actual valuation of $1,935,367,325, with an actual valuation per student of $3,209,564. This Class 3 school is accredited by the Nebraska Department of Education.

The 2024-25 school operation expenses totaled $9,954,667, with an average cost per pupil of $19,151.

Bus services are provided between the communities. This Class C1 school is accredited by the Nebraska Department of Education. For more information, visit **boonecentral.org**.

## St. Michael's School

St. Michael's School is a faith-based community whose goal is to provide instruction in the Catholic faith, morals, and tradition, as well as opportunities for prayer, self-sacrifice and celebration of the Sacraments. St. Michael's is located in Albion and serves preschool through eighth-grade students. Recognized by the Nebraska Department of Education as an accredited school, it is governed by the policies and principals of the Archdiocese of Omaha and the Board of Education with St. Michael's Parish. Religion, computer technology, Chromebooks, iPads, vocal music, band, physical education, six traits writing and writing assessments, title 1, and special education, along with core subjects are all available at St. Michael's. Class size averages around 12 students. Middle school sports, FFA, and academic competitions are activities shared with Boone Central. Enrollment is open to Catholic students as well as students from other religious denominations. Tuition and book fees are assessed annually. Financial assistance is available.

## Educational Service Unit

Educational Service Unit 7 (ESU), headquartered in Columbus, serves seven counties including Boone, Butler, Colfax, Merrick, Nance, Platte, and Polk County. For more information regarding services, visit **esu7.org**




St. Michael's School

## Higher Education

An abundance of public colleges and universities are available in Nebraska. There are also a number of community colleges as well as private colleges and trade schools. A large number of degree programs are available and some institutions offer courses and workshops specially tailored to meet specific training needs of industry, education, and business.

Several of Nebraska's universities are ranked as national leaders at making quality education affordable.

**Colleges Colleges and Universities frequently attended by Boone Central graduates:**

- Central Community College Columbus, 42 miles away
- Northeast Community College Norfolk, 52 miles away
- Central Community College Grand Island, 64 miles away
- Southeast Community College Milford, 104 miles away
- University of Kearney Kearney, 115 miles away

## ALBION SCHOOLS

| | STUDENTS | TEACHER/PUPIL RATIO |
|---|---|---|
| ELEMENTARY (PRE-K-4), BOONE CENTRAL | 272 | 16:1 |
| ELEMENTARY (PRE-K-8), ST. MICHAEL'S | 144 | 11:1 |
| MIDDLE SCHOOL (5-8), BOONE CENTRAL | 177 | 16:1 |
| HIGH SCHOOL (7-12), BOONE CENTRAL | 204 | 11:1 |

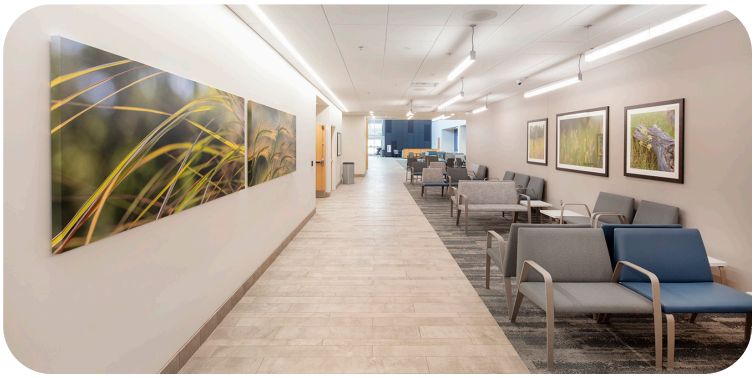


St. Michael's School playground



Boone County Health Center

# Quality of Life


Boone County Health Center lobby

## Hospital

**The Boone County Health Center** (BCHC), in Albion, has been a trusted healthcare provider for over 75 years, serving 12,000 rural residents across Boone, Antelope, Greeley, western Madison, Nance, western Platte, and Wheeler Counties. As the primary healthcare source for these communities, BCHC offers 22 private, spacious suites, a surgical center, a cardiac and physical rehabilitation center, emergency care, in-house imaging, obstetrical care, and more.

BCHC is a non-profit county hospital performing over 70,000 procedures annually, including surgeries, imaging, lab tests, wellness screenings, obstetrics, and rehabilitation services. It serves as the hub of five medical clinics in Albion, Spalding, Newman Grove, Fullerton, and Elgin.

With a dedicated team of eight family practice physicians, five physician assistants, and five nurse practitioners, BCHC employs over 350 staff members, making it the region's largest employer. It also partners with physicians across Nebraska to provide 20 specialty outpatient clinics. Visit **boonecohealth.org** to learn more about BCHC,

## Rescue Squad

The **Albion Volunteer Fire Department** has two ambulances and provides services with 16 support personnel and 25 emergency medical technicians. They respond to emergency medical calls and also transport patients to the hospital.

## Nursing Homes

**Wolf Memorial Good Samaritan Center** is a 60-bed skilled and short-term care facility.

## Low Cost and Retirement Housing

**Harmony Homes** is a 40-unit facility with rental housing assistance.

**Gateway Terrace Apartments on 10th Street** is located near public transit and the Gateway Green area. The property offers a variety of community amenities.

**Albion Manor** is is a 55+ community that offers 2-bedroom units.



Boone County Medical Clinic

## Assisted/independent Living

**Samaritan Estates** is a 20-bed assisted living facility.

**The Cottages** is a 13-unit independent living apartment complex with one classroom.

## Churches *Denomination*

- Baptist
- Catholic
- Christian Church
- Congregational
- Evangelical
- Lutheran
- Mennonite
- Methodist
- Nondenominational
- Presbyterian

## Library

The **Albion Public Library** contains over 22,000 volumes, including books, audio books, DVDs, cakepans. The computerized library has cassettes, audiobooks, a microfilm reader and seven computers with internet access. The building is handicapped accessible. Children's activities include legos, JR Stem, story time, and summer reading. The library offers patrons home delivery (in town only), free access to the Overdrive/ Libby app, and the digital archive site **albion.advantage-preservation.com**

## Recreation/Culture

There are three parks in Albion covering 30 acres.

**Fuller Park** has playground equipment, picnic shelters, restrooms with showers, RV hookups and a 0.3 mile portion of the Fuller/Fairgrounds Recreational Trail Loop; an eight-foot wide concrete walking trail. The Albion Family Aquatic Center is located within Fuller Park.

**Clark Street Neighborhood Park** has playground equipment.

**Downtown Mini-Park** has restrooms, a gazebo, benches, and a fountain.

Summer recreation programs in Albion include baseball, softball, swimming, tennis, golf, and soccer.

**Boone County Recreation Trails - Fairgrounds and Fuller Park Loop** - The trail is an eight-foot wide concrete recreational trail and is located near other city and county recreational areas such as the County Fairgrounds, City Park, campgrounds, and Aquatic Center, and provides another safe and convenient outdoor recreation resource to the area.

There are two main loops which provide several distance and difficulty options for patrons. The Fuller Park Loop is vary flat and measures 0.3. miles in distance. The Fairgrounds Loop is 1.5 miles in distance and crosses the Fairgrounds, Radio Towers, Water Towers, and utilizes the south side of the Fuller Park Loop. The loop has more elevation changes than the Fuller Park Loop. The longest looped option is 1.75 miles long and incorporates the entire perimeter of both loops.

In 2024, the campground was expanded to 42 camping spots available with water and sewer hookup. The upgraded site offers more space and amenities to accommodate the growing number of campers who stay in Albion throughout the year, especially with the events held at the Fairgrounds and the Boone County Agriculture & Education Center/ Niewohner Arena.

Looking ahead, even more connectivity and outdoor access are on the horizon. Thanks to a $1 million grant awarded to the City of Albion, a major walking trail expansion will begin in 2026. This new section will extend the existing trail from Fuller Park, continue through Clark Street Park and end at the Albion Sports Complex. The mission of this project is to create a seamless network that safely links parks, neighborhoods, and recreation spaces. These improvements reflect Albion's continued investment in quality of life and outdoor amenities for both residents and visitors.

The **Boone County Museum** opened in 1972, displays many articles from



Albion Public Library



Quad Plex

Boone County through indoor and outdoor exhibits. The Museum includes 30 indoor displays as well as six outdoor building displays. The newest addition is a Memorial Gazebo. An agricultural building will soon house ag equipment giving more space in the main building which is completely climate controlled for comfort as well as protection of artifacts.

The **Boone County Fitness Center** is an indoor recreation center that offers an Olympic-size heated pool, a multifunctional weight room, walking track, gym, cardio, spin, and TRX rooms along with a yoga studio. A Wee Fit room for toddlers and a sauna are also available.

**Boone County Agriculture & Education Center** is located just south of the fairgrounds road, the new Boone County Ag and Ed Center building features a spacious multi-purpose livestock exposition and show arena to host auctions, concerts, rodeos, and sporting events. The rest of the building consists of a large commercial kitchen, restrooms, meeting rooms, dressing rooms for entertainers, and extension offices.

**Albion Sports Complex** offers year-round recreation with baseball, softball, tee-ball, basketball, pickleball, and soccer facilties. The Cardinal Cage will serve as an indoor, mini-field house which will include space for batting, pitching, training space, and more.

## Financial Institutions

- Boone County Bank
- Cornerstone Bank
- Homestead Bank

## Housing

Albion continues to make significant strides in addressing local housing needs through active development and long-term planning. Residential growth is visible in multiple areas of town, with new homes being constructed south of the Albion Country Club and south of the Boone County Health Center. More than ten shovel-ready lots are currently available, offering prime opportunities for families, contractors, and developers looking to build single-family homes in a thriving rural community.

In addition to single-family housing, Albion is expanding its options for income-based and multi-family living. The community is home to a local Housing Authority and two income-based housing facilities, providing affordable living options for a diverse range of residents. In 2025, construction will begin on a new quadplex at 7th and State Street, and three additional homes are planned for the South Park Subdivision. Recognizing the need for more housing across all price points, the City of Albion and Albion Economic Development Corporation launched a housing initiative in 2024 to actively support and encourage new development. These efforts are designed to meet the demands of Albion's growing workforce and ensure the community remains a welcoming and sustainable place to live.


Gateway Terrace Apartments


Single family home developed by AEDC


Wolf Memorial Good Samaritan Center



Cardinal Cage

Cardinal Cage is a project that expanded from a youth baseball and softball batting facility concept into a major community recreation asset for Albion. The primary construction of a 12,000-square-foot indoor training and recreation facility advanced substantially, while the project team simultaneously addressed fundraising, safety systems, governance, insurance, city agreements, and long-term operations.


Albion Family Aquatic Center


Samaritan Estates


The Cottages


Albion Manor

## EVENTS

**Arama Shows • *May***
*4-H and FFA Progress Show*

**Memorial Day Celebration • *May***

**Alumni Weekend • *June***
*Alumni Banquet & Community Events*

**Smoke N Chrome Car Show • *June***

**4th of July • *July***
*Kiddie Parade, Community Events, and Fireworks*

**Summer Concert Series • *July***
*Every Thursday Evening through July*

**Boone County Fair • *July***
*4-H, FFA Exhibits, Carnival & Events*

**Halloween Parade • *October***
*Trick or Treating Downtown*

**Taste of Albion • *November***
*Art, Culture, & Culinary Event*

**Holiday Light Parade • *December***
*Shopping and Parade Downtown*



Boone Beginnings

## Nebraska's Rank Among States

| | |
|---|---|
| **1ST** | All catte feed, 2026 |
| | Commercial Cattle Slaughter, 2025 |
| | Great Northern Bean Production, 2025 |
| | Beef and Veal exports, 2024 |
| | Cash receipts per capita, 2024 |
| **2ND** | |
| | All cattle and calves, Jan. 1, 2026 |
| | Ethanol production, 2025 |
| | Commercial red meat production, 2025 |
| | Pinto bean production, 2025 |
| | Cash receipts from all livestock & products, 2024 |
| | No-till cropland acres, 2022 |
| | Popcorn production, 2022 |
| | Bison, 2022 |
| **3RD** | Alfalfa hay production, 2025 |
| | Corn for grain production, 2025 |
| | Cash Receipts from All Farm Commodities, 2024 |
| | Corn Exports, 2024 |
| **4TH** | Beef Cows, Jan. 1, 2026 |
| | Land in Farms and Ranches, 2025 |
| | All dry edible bean production, 2025 |
| | Light red kidney bean production, 2025 |
| | Land in farms and ranches. 2025 |
| | Total animal products exports, 2024 |
| | Cover crop acres, 2022 |
| **5TH** | Sugarbeet production, 2025 |
| | Soybean Exports, 2025 |
| | Grain sorghum prodcution, 2025 |
| | Cash receipts from all crops, 2024 |
| **6TH** | Commercial hog slaughter, 2025 |
| | All hogs and pigs on farms, Dec. 1, 2025 |
| | All hay production, 2025 |
| | Sunflower prodution, 2025 |

*Source: Nebraska Department of Agriculture - USDA,NASS, NFO, and NBA*



# Agriculture

In 2025 Nebraska ranked first among the states in beef and beef product exports; third in corn grain production. Nebraska's farms and ranches utilized 44 million acres or 89 percent of the state's total land area. In 2024, the total value of agricultural products sold was $32.6 billion to the state's economy. Of that 63 percent originated from livestock and 37 percent from crops.t

*Sources: Nebraska Agriculture Rankings - USDA ERS, USDA NASS; Food Processing Status - Bureau of Labor Statistics, Quarterly Census of Employment and Wages*

## Groundwater

One of Nebraska's most vital natural resources is its massive supply of groundwater. The High Plains Aquifer, also commonly referred to as the **Ogallala Aquifer** underlies 174,000 square miles in stretches through parts of eight states, but its most abundant water resource is located in nearly two-thirds of Nebraska. This groundwater availability has been essential to the success of agriculture in the state. With the implementation of more efficient irrigation systems and other water management measures, the Ogallala Aquifer will remain a valuable resource in Nebraska.

Center pivot irrigation is the most common method of providing water to row crops in the state, and as a result, four of the largest manufacturers of center pivot systems in the world are located in Nebraska. Nebraska has more than 100,000 registered irrigation wells.





## Surface Water

Nebraska's surface water resources are surprisingly extensive, including approximately 80,000 miles of continuously flowing rivers and streams that add to Nebraska's bountiful natural resources.

Surface water is predominantly used by grazing livestock as its source drinking water.





Cargill Valero

## 2022 STATISTICS

| | BOONE COUNTY | NEBRASKA |
|---|---|---|
| NUMBER OF FARMS | 485 | 44,479 |
| LAND IN FARMS acres | 409,932 | 43,975,693 |
| AVERAGE SIZE OF FARMS acres | 845 | 989 |
| MARKET VALUE per year | $5,453,585 | $3,397,806 |
| MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD | $674,763 | $29,413,398 |
| TOTAL ACRES IRRIGATED | 168,062 | 7,965,938 |
| PERCENT OF FARMLAND IRRIGATED | 40.9% | 18.1% |

*Source: 2022 Census of Agriculture*

## PRODUCTION OF LEADING CROPS

5 year average - 2019-2023

| | BOONE COUNTY | NEBRASKA |
|---|---|---|
| CORN FOR GRAIN bushels | 33,102,033 | 1,719,112,000 |
| SOYBEANS bushels | 6,557,667 | 295,390,000 |

*Source: National Agricultural Statistics Service*

## AVERAGE LIVESTOCK POPULATION

5 year average - 2019-2023

| | BOONE COUNTY | NEBRASKA |
|---|---|---|
| ALL CATTLE | 93,800 | 6,630,000 |

*Source: National Agricultural Statistics Service*

# Climate

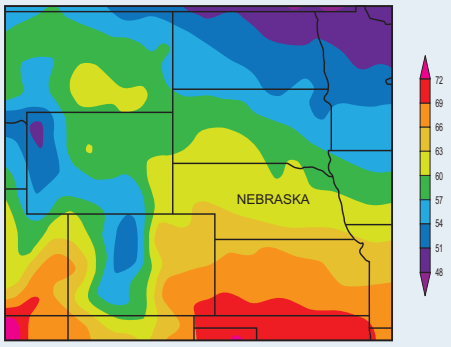
## Four Distinct Seasons

Nebraska has a continental climate, with hot summers and cold winters. Temperatures are highly variable from season to season and year to year. The majority of the state has an average annual maximum temperature of 60°F to 65°F with average annual minimum temperatures in the 30°F to 40°F range. State temperature records are -47°F and 118°F. The average number of days in excess of 100°F range from 5 (northeast) to 11 (southwest) with most of the state between 6 and 9 days. Minimum temperatures below zero occur on average 7 days per year in southeast Nebraska to 20 days in north-central Nebraska.

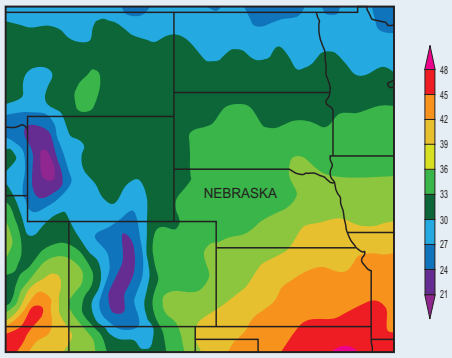
## Precipitation

Precipitation is also variable and ranges from an annual average of 15 to 20 inches in the west to 30 to 35 inches in southeast Nebraska. Approximately 75 percent of the precipitation falls as rain from April to September. Annual average snowfall ranges from 20 inches in the southeast to 50 inches in the northwest. Snowfall usually increases during late winter and reaches a maximum in March

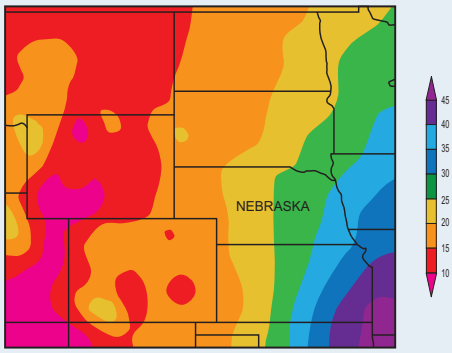
Annual Maximum Temperature (F)




Annual Minimum Temperature (F)




Annual Precipitation (inches)




Based on 30-year. climate normals 1981–2010 data from the High Plains Climate Center, University of Nebraska-Lincoln

Source: **www.hprcc.unl.edu**



Park Trail




Albion Professional Plaza



Clark Park playground






Ben Bowman Roadside Park



Boone County Museum



Boone County Fairgrounds




# *Come Love Where You Live!*

Nebraska Public Power District (NPPD), Nebraska's largest electric utility, assists in economic development for the areas it serves. For more information on NPPD's economic development assistance, contact Economic Development Department, 1414 15th Street, PO Box 499, Columbus, Nebraska 68602-0499, (877) 275–6773, Ext. 5534, email: econdev@nppd.com, or visit our website at **sites.nppd.com**.

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