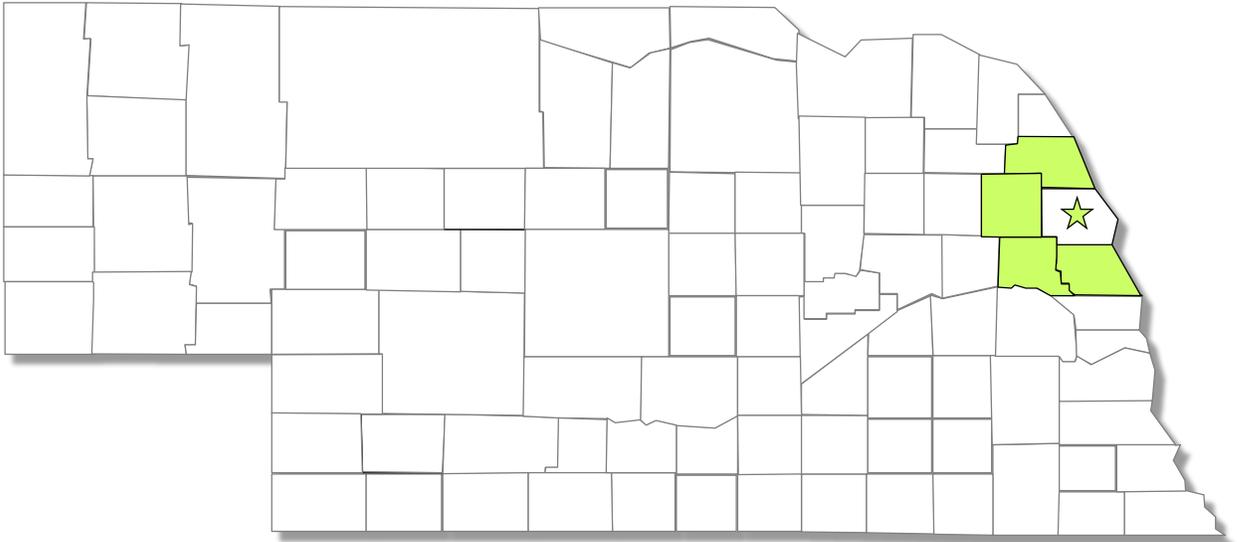


Economic and Demographic Trends

Tekamah, Burt County, and the Surrounding Area



April 2013

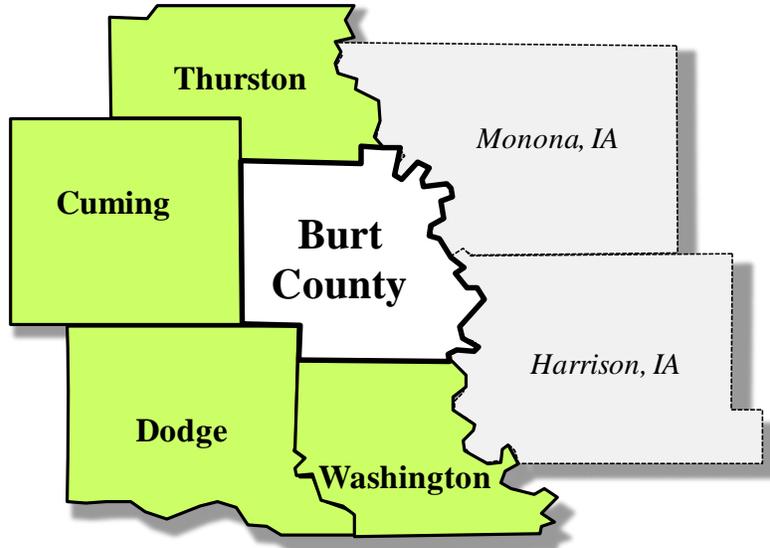
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Economic and Demographic Trends in Tekamah, Burt County, and the Surrounding Area



This study provides data on labor force, employment, commuting patterns, population, migration, retail sales, and income for Tekamah, Burt County, and the surrounding area. For select measures, comparable data are provided for the surrounding area (selected counties and communities). The map featured above shows the general area for which selected comparable data are shown. In addition to Burt County, other Nebraska counties included in this area are Cuming, Dodge, Thurston, and Washington. The retail sales section also compares retail growth between Tekamah and eight other similarly sized Nebraska communities.

Labor Force and Employment

Table 1 and Charts 1–5 (next pages) present non-farm wage and salary data for Burt County for the period 2002–2011. Non-farm employment is broken down into two employment sectors: Government and Private Industries. The Government sector is broken down further into Federal, State, and Local Government employment. The Private Industry sector is broken down into 10 Goods Producing and Service Providing employment sectors as defined by the Bureau of Labor Statistics and which are compliant with the North American Industrial Classification System (NAICS) as shown below.

Government

Federal Government
State Government
Local Government

Goods Producing

Natural Resources & Mining
Construction
Manufacturing

Services Providing

Trade, Transportation & Utilities
Information
Financial Activities
Professional & Business Services
Education & Health Services
Leisure & Hospitality
Other Services

The measure of employment reported in Table 1 (below) is data on the number of people employed in the non-agriculture wage and salary sector in Burt County (regardless of their county of residence). These data indicate total non-farm wage and salary employment in Burt County decreased 5.5 percent (-104 jobs) between 2002 and 2011.

Table 1 also provides employment data for Burt County by major economic sector for years 2002–2011. Of the sectors reporting complete data, the Professional and Business Services sector recorded the largest percentage increase in employment between 2002 and 2011 (41.2 percent or 28 jobs). The Manufacturing sector showed the largest actual employment increase with 29 jobs (24.4 percent).

Table 1

Non-Farm Wage & Salary Employment Trends, Burt County, Nebraska
 Selected Years: 2002-2011

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	% Change 2002-2011	# Change 2002-2011
Non-farm Employment (W&S)	1,891	1,839	1,769	1,743	1,805	1,851	1,880	1,860	1,821	1,787	-5.5	-104
Total Government Employment	650	656	639	629	638	641	644	654	593	564	-13.2	-86
Federal Government	43	43	41	41	41	40	38	36	39	32	-25.6	-11
State Government	21	18	19	19	18	18	16	16	15	12	-42.9	-9
Local Government	586	595	579	569	579	583	590	602	539	520	-11.3	-66
Total Private Industries	1,241	1,182	1,131	1,115	1,167	1,210	1,237	1,207	1,228	1,223	-1.5	-18
Goods Producing	297	269	259	256	286	296	319	307	309	324	9.1	27
Natural Resources and Mining	84	86	74	79	82	79	87	89	84	92	9.5	8
Construction	94	76	73	71	82	86	96	81	81	84	-10.6	-10
Manufacturing	119	108	112	106	122	131	137	137	144	148	24.4	29
Service-Providing	944	913	872	859	881	914	917	900	920	899	-4.8	-45
Trade, Transportation, and Utilities	347	326	311	306	304	306	305	279	305	296	-14.7	-51
Information	(ND)	(N/A)	(N/A)									
Financial Activities	124	136	104	100	109	117	108	111	107	102	-17.7	-22
Professional and Business Services	68	65	75	79	76	79	86	93	91	96	41.2	28
Education and Health Services	166	161	165	159	170	175	174	169	173	169	1.8	3
Leisure and Hospitality	143	139	137	131	138	125	132	136	137	128	-10.5	-15
Other Services	(ND)	(N/A)	(N/A)									

Labor Force & Work Force Summary, 2002-2011, Annually, Burt County, Nebraska

Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), released 9/27/2012

(ND): Not Disclosable -- data do not meet BLS or State agency disclosure standards.

(N/A): Data not available.

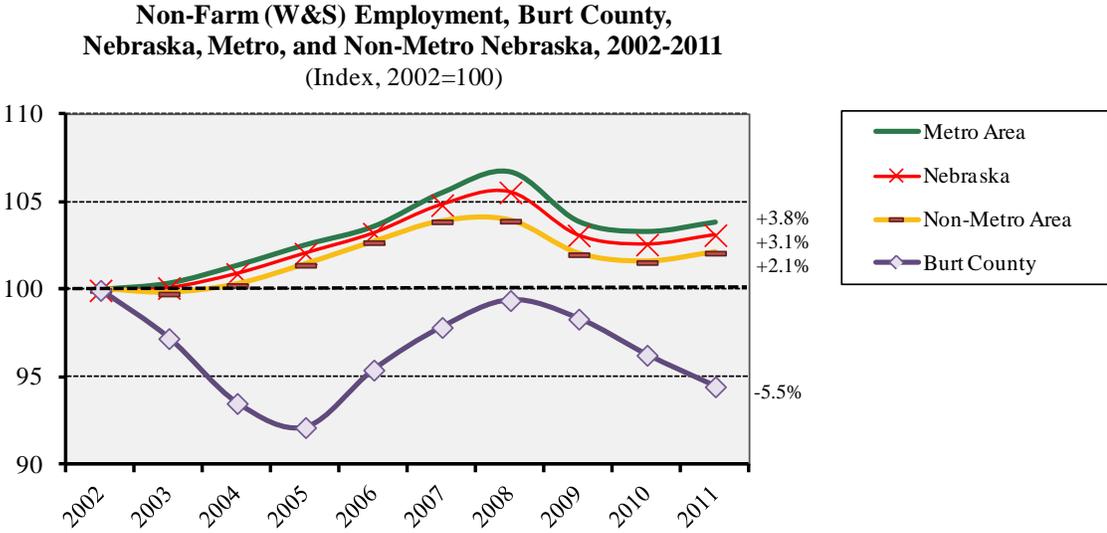
Chart 1 (next page) compares total non-farm wage and salary employment growth in Burt County with metropolitan and non-metropolitan areas as well as Nebraska as a whole for the review period 2002–2011.

The Census Bureau has identified 13 counties in Nebraska as part of four metropolitan statistical areas (MSA) as follows: Omaha/Council Bluffs (Cass, Douglas, Sarpy, Saunders, Washington); Lincoln (Lancaster, Seward); Grand Island (Hall, Hamilton, Howard, Merrick); Sioux City IA, NE, SD (Dakota, Dixon).

For the purposes of this study, the metropolitan area of Nebraska has been defined as the “Metro Area” and consists of the following seven counties: Burt, Douglas, Lancaster, Sarpy, Saunders, Seward, and Washington. The non-metropolitan area is defined as the “Non-Metro Area” and consists of the counties outside of the Metro Area which are typical of Nebraska Public Power District’s service area.

As this chart indicates, total non-farm wage and salary employment in Burt County decreased 5.5 percent (-104 jobs) from 2002 to 2011, compared to a 3.8 percent increase in the Metro Area, a 3.1 percent increase for Nebraska as a whole, and a 2.1 percent increase in the Non-Metro Area.

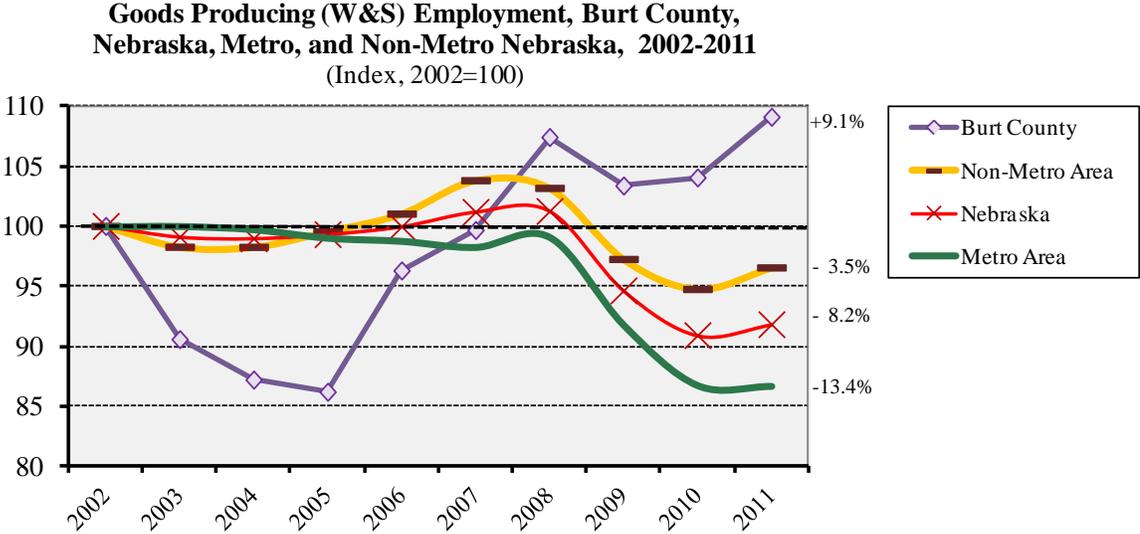
Chart 1



Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), released 9/27/2012

Chart 2 presents data on Goods Producing wage and salary employment growth for Burt County, Nebraska, Metro and Non-Metro Areas. Good Producing employment increased 9.1 percent in Burt County between 2002 and 2011 (27 jobs). This compares to a 3.5 percent decrease in employment for the Non-Metro Area, an 8.2 percent decrease for Nebraska as a whole, and a 13.4 percent decrease for the Metro Area over the same period.

Chart 2



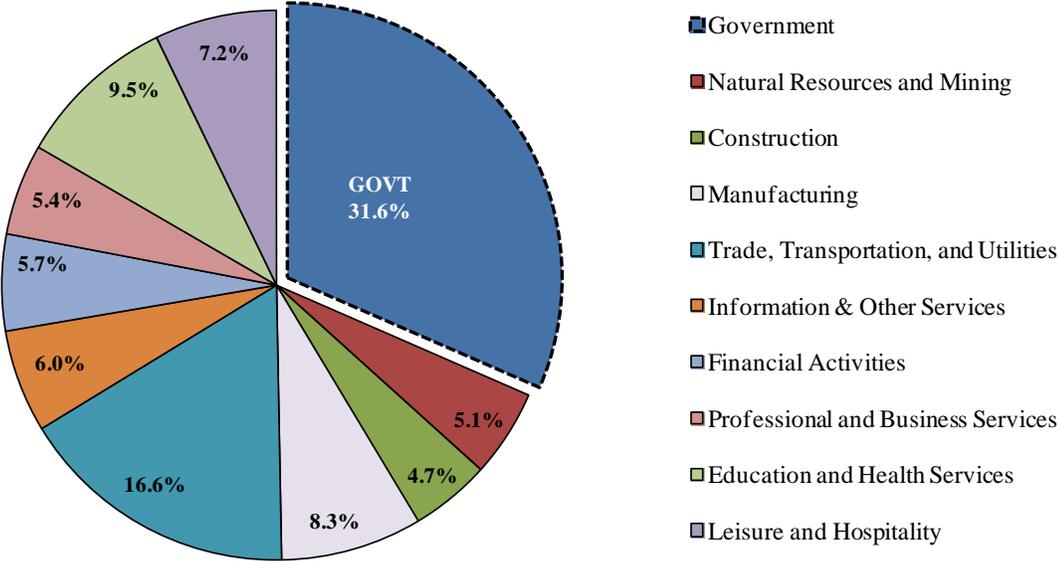
Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), released 9/27/2012

The next series of pie charts (Charts 3, 4 & 5) display the distribution of non-farm wage and salary (W&S) employment by major economic sector in Burt County compared to the Non-Metro Area and the Metro Area distributions. The Information and Other Services sectors have been combined to avoid disclosure of individual reporting units.

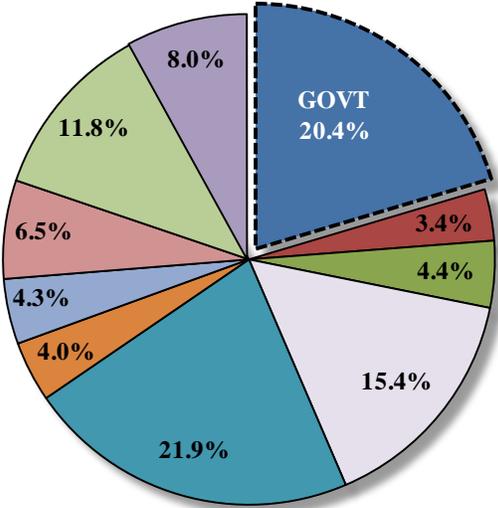
When comparing the Burt County employment sectors to the Non-Metro Area, the largest deviation falls in the Government sector having 31.6 percent employment (564 employees) compared to the Non- Metro Area employment at 20.4 percent of the workforce; a difference of 11.2 percent. Comparing Burt County to the overall Metro Area distribution, the largest deviation is also found in the Government sector (31.6 percent or 564 jobs Burt County vs. 15.7 percent Metro Area; a difference of 15.8 percent).

Charts 3, 4, 5

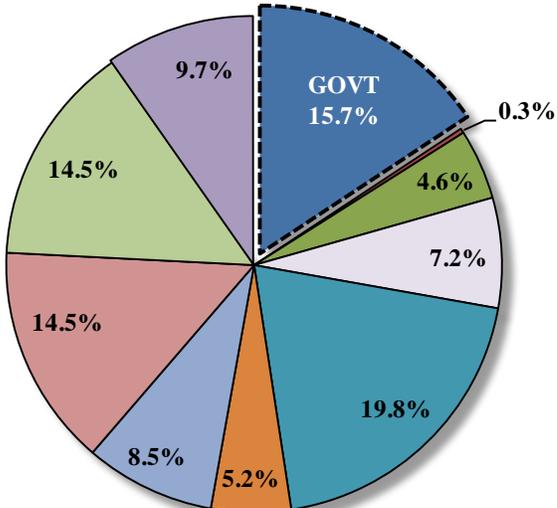
**Non-Farm Wage & Salary Employment by Major Economic Sector
 Burt County, 2011**



Non-Metro Area W&S Employment, 2011



Metro Area W&S Employment, 2011



The next table (Table 2) shows labor force information for Burt County for the time period 2002–2011. In the case of the labor force information (labor force, unemployment, and total employment), these data are measured based on the county of residence of the labor force participants (regardless of where they work).

As the labor force and total employment data indicate, there was a decrease in the number of Burt County residents participating in the labor force between 2002 and 2011 (-2.0 percent or -82 people). The number of those employed in Burt County also decreased from 2002 to 2011 (-2.4 percent or -92 jobs).

The number of unemployed persons in Burt County increased by 5.1 percent (10 people) between 2002 and 2011. Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. The Burt County unemployment rate was 5.2 percent in 2011; above that for the Metro Area (4.7 percent), Nebraska as a whole (4.4 percent), and Non-Metro Area (4.1 percent).

Table 2

Labor Force & Employment Trends, Burt County, Nebraska

Selected Years: 2002-2011

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	% Change 2002-2011	# Change 2002-2011
Labor Force	4,067	4,071	3,985	3,875	3,903	3,922	3,974	3,966	3,953	3,985	-2.0	-82
Employed	3,869	3,861	3,776	3,681	3,747	3,767	3,810	3,743	3,738	3,777	-2.4	-92
Unemployed	198	210	209	194	156	155	164	223	215	208	5.1	10
Unemployment Rate	4.9	5.2	5.2	5.0	4.0	4.0	4.1	5.6	5.4	5.2	(N/A)	(N/A)

Labor Force & Work Force Summary, 2003-2011, Annually, Burt County, Nebraska

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, Annual Data, released 2012

(N/A) Data not available

Residence and Work Flow Patterns

The next series of tables show residence (Work Destination) and workflow (Home Destination) patterns for Burt County. A Work Destination report looks at where residents in a selected area are working (where they are commuting to work). A Home Destination report looks at the area from which a county is pulling employees to fill positions. These data are from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program. This program uses a variety of statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. The most current data available for Burt County are from 2010.

Table 3 (pages 7–8) examines the Work Destination area for Burt County from three perspectives: by state, by county, and by place (city). In Table 3, the Census identified 3,031 county labor force participants holding primary jobs. As Table 3 “By States” shows, 92.9 percent of Burt County’s labor force participants are employed within the state of Nebraska. The next section, “By Counties” shows approximately 34.3 percent of Burt County workers remain within Burt County for employment with 65.7 percent leaving the county borders for work (next page). Looking deeper to the locality level or “By Place,” the table also shows the top locations where Burt County labor force participants are employed (next page).

Table 3

Work Destination Report

Where Workers are Employed Who Live in the Selection Area

2010

	Count	Share
Total Participants	3,031	100.0%

By States

Job Counts by States Where Workers are Employed

2010

	Count	Share
Nebraska	2,817	92.9%
Iowa	148	4.9%
South Dakota	45	1.5%
Kansas	3	0.1%
Arizona	2	0.1%
Texas	2	0.1%
Arkansas	1	0.0%
California	1	0.0%
Colorado	1	0.0%
Florida	1	0.0%
All Other Locations	10	0.3%

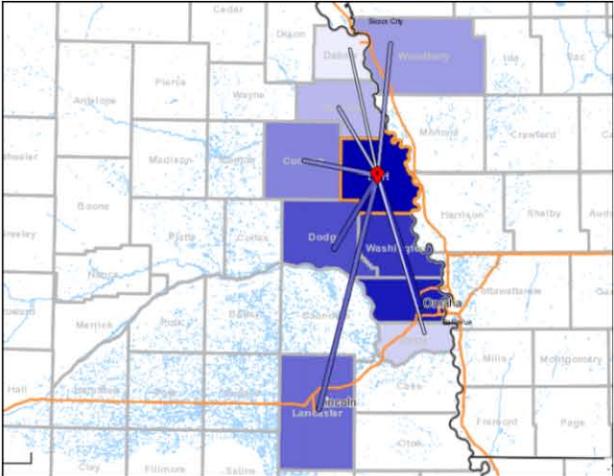


Table 3 (continued)

By Counties

**Job Counts by Counties Where Workers are Employed
 2010**

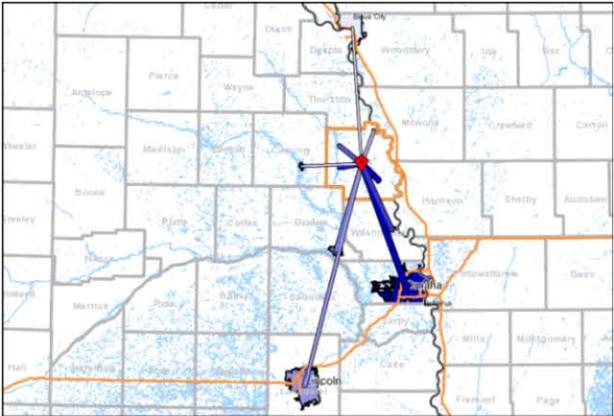
	Count	Share
Burt County, NE	1,040	34.3%
Douglas County, NE	429	14.2%
Washington County, NE	312	10.3%
Dodge County, NE	194	6.4%
Lancaster County, NE	113	3.7%
Cuming County, NE	96	3.2%
Woodbury County, IA	75	2.5%
Thurston County, NE	73	2.4%
Sarpy County, NE	69	2.3%
Dakota County, NE	57	1.9%
All Other Locations	573	18.9%



By Place (top 10)

**Job Counts by Places (Cities, CDPs, etc.) Where Workers are Employed
 2010**

	Count	Share
Omaha city, NE	364	12.0%
Tekamah city, NE	364	12.0%
Oakland city, NE	265	8.7%
Blair city, NE	204	6.7%
Lyons city, NE	174	5.7%
Fremont city, NE	105	3.5%
Lincoln city, NE	96	3.2%
Decatur village, NE	53	1.7%
West Point city, NE	46	1.5%
Sioux City city, IA	44	1.5%
All Other Locations	1,316	43.4%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, April 2013

People also travel from other locations to work in Burt County—this is the Home Destination report or the labor shed area. Table 4 (pages 9–10) depicts the home locations of those employed within Burt County. The Census identified 1,551 primary jobs within Burt County. As Table 4 “By States” indicates, 94.8 percent of these jobs are held by Nebraska residents. Approximately 67.1 percent of Burt County workers live within the county borders and the top “Places” section shows the distribution of employee residents around the area (next page).

Table 4

Home Destination Report *Where Workers Live Who are Employed in the Selection Area* 2010

	Count	Share
Total Primary Jobs	1,551	100.0%

By States

Job Counts by States Where Workers Live 2010

	Count	Share
Nebraska	1,470	94.8%
Iowa	68	4.4%
South Dakota	4	0.3%
Missouri	3	0.2%
Texas	3	0.2%
Florida	1	0.1%
Illinois	1	0.1%
Kansas	1	0.1%
All Other Locations	0	0.0%



By Counties

Job Counts by Counties Where Workers Live 2010

	Count	Share
Burt County, NE	1,040	67.1%
Cuming County, NE	81	5.2%
Washington County, NE	73	4.7%
Dodge County, NE	53	3.4%
Douglas County, NE	38	2.5%
Thurston County, NE	21	1.4%
Platte County, NE	16	1.0%
Monona County, IA	13	0.8%
Pottawattamie County, IA	12	0.8%
Boone County, NE	12	0.8%
All Other Locations	192	12.4%

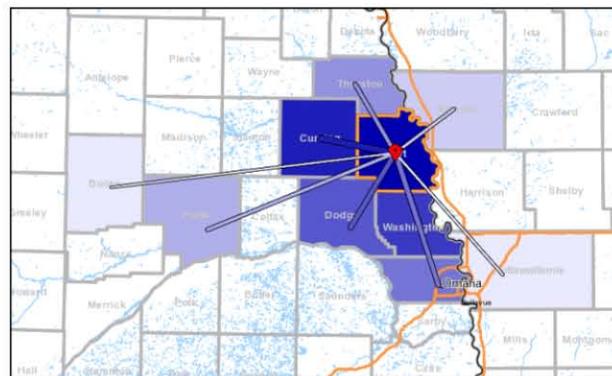
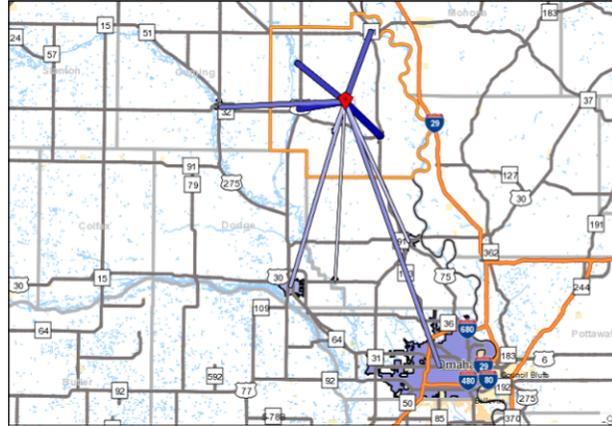


Table 4 (continued)

By Place (top 10)
Job Counts by Places (Cities, CDPs, etc.) Where Workers Live
2010

	Count	Share
Tekamah city, NE	239	15.4%
Oakland city, NE	203	13.1%
Lyons city, NE	121	7.8%
Decatur village, NE	85	5.5%
West Point city, NE	40	2.6%
Omaha city, NE	31	2.0%
Fremont city, NE	30	1.9%
Blair city, NE	24	1.5%
Craig village, NE	24	1.5%
Arlington village, NE	12	0.8%
All Other Locations	742	47.8%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, April 2013

The next table (Table 5, pages 10–11) shows an inflow/outflow report for the Burt County labor force. The data show labor force and employment size, efficiency, and other characteristics. These data were also obtained from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) section and help identify characteristics of labor force movement for Burt County. The most current data available for Burt County are from 2010.

Table 5

Inflow/Outflow Report - Burt County

Selection Area Labor Market Size (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	1,551	100.0%	1,549	100.0%	1,562	100.0%
Living in the Selection Area	3,031	195.4%	2,933	189.3%	2,980	190.8%
Net Job Inflow (+) or Outflow (-)	-1,480	-	-1,384	-	-1,418	-

In-Area Labor Force Efficiency (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Living in the Selection Area	3,031	100.0%	2,933	100.0%	2,980	100.0%
Living and Employed in the Selection Area	1,040	34.3%	1,004	34.2%	983	33.0%
Living in the Selection Area but Employed Outside	1,991	65.7%	1,929	65.8%	1,997	67.0%

In-Area Employment Efficiency (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	1,551	100.0%	1,549	100.0%	1,562	100.0%
Employed and Living in the Selection Area	1,040	67.1%	1,004	64.8%	983	62.9%
Employed in the Selection Area but Living Outside	511	32.9%	545	35.2%	579	37.1%

Table 5 (continued)

Outflow Job Characteristics (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
External Jobs Filled by Residents	1,991	100.0%	1,929	100.0%	1,997	100.0%
Workers Aged 29 or younger	485	24.4%	490	25.4%	533	26.7%
Workers Aged 30 to 54	1,058	53.1%	1,053	54.6%	1,060	53.1%
Workers Aged 55 or older	448	22.5%	386	20.0%	404	20.2%
Workers Earning \$1,250 per month or less	407	20.4%	442	22.9%	527	26.4%
Workers Earning \$1,251 to \$3,333 per month	953	47.9%	866	44.9%	889	44.5%
Workers Earning More than \$3,333 per month	631	31.7%	621	32.2%	581	29.1%
Workers in the "Goods Producing" Industry Class	420	21.1%	428	22.2%	508	25.4%
Workers in the "Trade, Transp. & Utilities" Industry Class	449	22.6%	466	24.2%	515	25.8%
Workers in the "All Other Services" Industry Class	1,122	56.4%	1,035	53.7%	974	48.8%

Inflow Job Characteristics (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Internal Jobs Filled by Outside Workers	511	100.0%	545	100.0%	579	100.0%
Workers Aged 29 or younger	126	24.7%	140	25.7%	142	24.5%
Workers Aged 30 to 54	259	50.7%	292	53.6%	319	55.1%
Workers Aged 55 or older	126	24.7%	113	20.7%	118	20.4%
Workers Earning \$1,250 per month or less	146	28.6%	162	29.7%	172	29.7%
Workers Earning \$1,251 to \$3,333 per month	235	46.0%	264	48.4%	281	48.5%
Workers Earning More than \$3,333 per month	130	25.4%	119	21.8%	126	21.8%
Workers in the "Goods Producing" Industry Class	89	17.4%	86	15.8%	98	16.9%
Workers in the "Trade, Transp. & Utilities" Industry Class	121	23.7%	96	17.6%	120	20.7%
Workers in the "All Other Services" Industry Class	301	58.9%	363	66.6%	361	62.3%

Interior Flow Job Characteristics (Primary Jobs)	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Internal Jobs Filled by Residents	1,040	100.0%	1,004	100.0%	983	100.0%
Workers Aged 29 or younger	183	17.6%	188	18.7%	194	19.7%
Workers Aged 30 to 54	515	49.5%	476	47.4%	449	45.7%
Workers Aged 55 or older	342	32.9%	340	33.9%	340	34.6%
Workers Earning \$1,250 per month or less	360	34.6%	377	37.5%	350	35.6%
Workers Earning \$1,251 to \$3,333 per month	446	42.9%	417	41.5%	417	42.4%
Workers Earning More than \$3,333 per month	234	22.5%	210	20.9%	216	22.0%
Workers in the "Goods Producing" Industry Class	172	16.5%	152	15.1%	161	16.4%
Workers in the "Trade, Transp. & Utilities" Industry Class	180	17.3%	195	19.4%	202	20.5%
Workers in the "All Other Services" Industry Class	688	66.2%	657	65.4%	620	63.1%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap 6.0.1, 4/11/2013

The Distance/Direction Report depicted in Table 6 and Figure 1 shows the number (count) and percentage (share) of primary job holders living in Burt County and the distance they travel to work. Looking at Table 6, the count of primary job holders living within Burt County is greater in 2010 compared to 2008. The distribution of miles traveled to work has not shifted significantly since 2008. Figure 1 shows the location and concentration of these workplaces.

Table 6

Distance/Direction Report - Home to Work Census Block
Live within study area - distance to work

Job Counts in Work Blocks by Distance Only

	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Total Primary Jobs	3,031	100.0%	2,933	100.0%	2,980	100.0%
Less than 10 miles	826	27.3%	820	28.0%	817	27.4%
10 to 24 miles	699	23.1%	631	21.5%	692	23.2%
25 to 50 miles	844	27.8%	867	29.6%	809	27.1%
Greater than 50 miles	662	21.8%	615	21.0%	662	22.2%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap 6.0.1, 4/11/2013

Figure 1

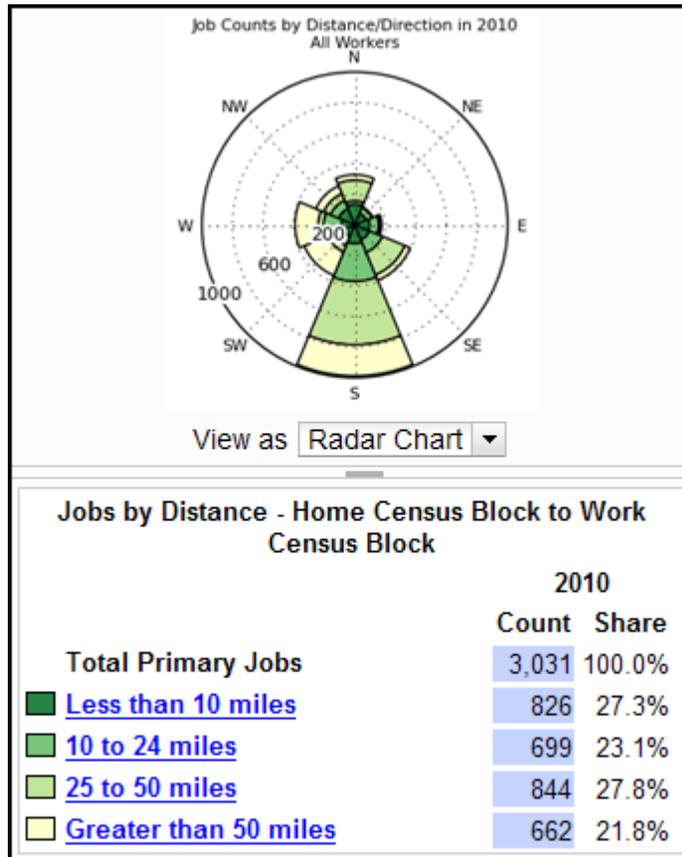


Table 7 and Figure 2 show the number (count) and percentage (share) of people employed within Burt County and the distance to their homes. Looking at Table 7, the number of primary jobs held within Burt County has decreased since 2008. The data show the majority of Burt County employees continue to travel less than 10 miles from work to home. Figure 2 shows the concentration of job counts by distance and direction.

Table 7

Distance/Direction Report - Work to Home Census Block

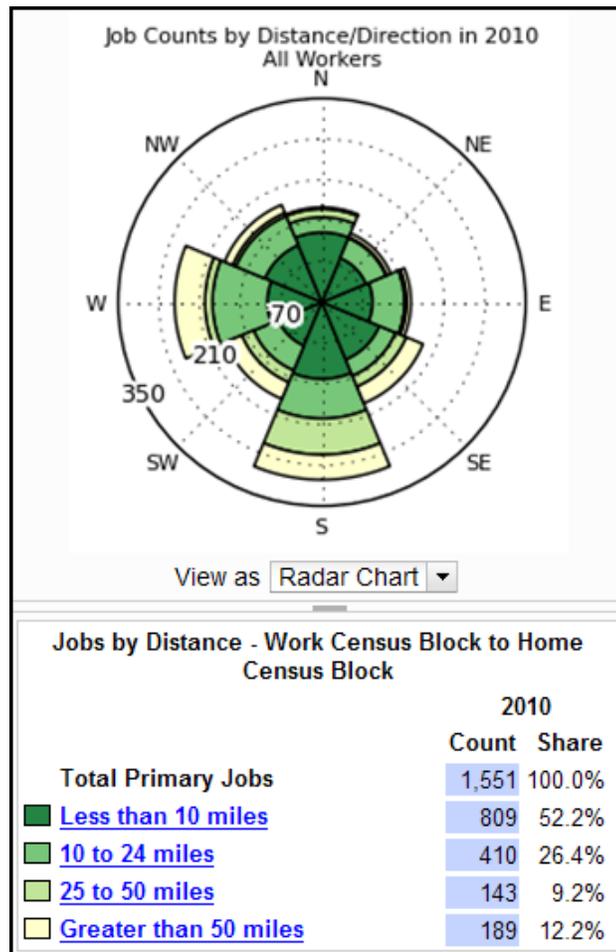
Work within study area - distance to home

Job Counts in Work Blocks by Distance Only

	2010		2009		2008	
	Count	Share	Count	Share	Count	Share
Total Primary Jobs	1,551	100.0%	1,549	100.0%	1,562	100.0%
Less than 10 miles	809	52.2%	811	52.4%	797	51.0%
10 to 24 miles	410	26.4%	345	22.3%	386	24.7%
25 to 50 miles	143	9.2%	170	11.0%	172	11.0%
Greater than 50 miles	189	12.2%	223	14.4%	207	13.3%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap 6.0.1, 4/11/2013

Figure 2



Population and Migration Trends

The following tables (Tables 8 and 9) present population trend data for Burt County and the surrounding area. As Table 8 indicates, Burt County’s population decreased 25.8 percent (-2,389 people) between 1970 and 2010. This population decrease compares to a 23.0 percent increase for Nebraska as a whole. Burt County reported a 2.9 percent decline in population from 2010 to 2012 (-2.9 percent or -199 people).

Table 8

County Population 1970-2012
 Burt County and the Surrounding Area

Location	1970	1980	1990	2000	2010	2012	% Change 1970-2010	% Change 2010-2012
Nebraska	1,485,333	1,569,825	1,578,417	1,711,265	1,826,341	1,855,525	23.0	1.6
Burt County	9,247	8,813	7,868	7,791	6,858	6,659	-25.8	-2.9
Cuming County	12,034	11,664	10,117	10,203	9,139	9,072	-24.1	-0.7
Dodge County	34,782	35,847	34,500	36,160	36,691	36,427	5.5	-0.7
Thurston County	6,942	7,186	6,936	7,171	6,940	7,020	0.0	1.2
Washington County	13,310	15,508	16,607	18,780	20,234	20,252	52.0	0.1

Source: U.S. Bureau of the Census, Census of Population, March 2013

Table 9 data reveal a range of population change for Burt County communities during the 1970–2010 time period. All Burt County communities experienced decline in population between 2010 and 2011. The city of Tekamah reported a 6.1 percent decrease in population (-112 people) between 1970 and 2010 and a 0.8 percent decline in population between 2010 and 2011 (-0.8 percent or -14 people). The unincorporated areas outside of the selected communities experienced a 39.7 percent decrease (-1,546 people) during the 1970–2010 time period and a 6.9 percent decline during the 2010 to 2011 time period (-162 people).

Table 9

Population 1970-2011
 Burt County Communities and Unincorporated Areas

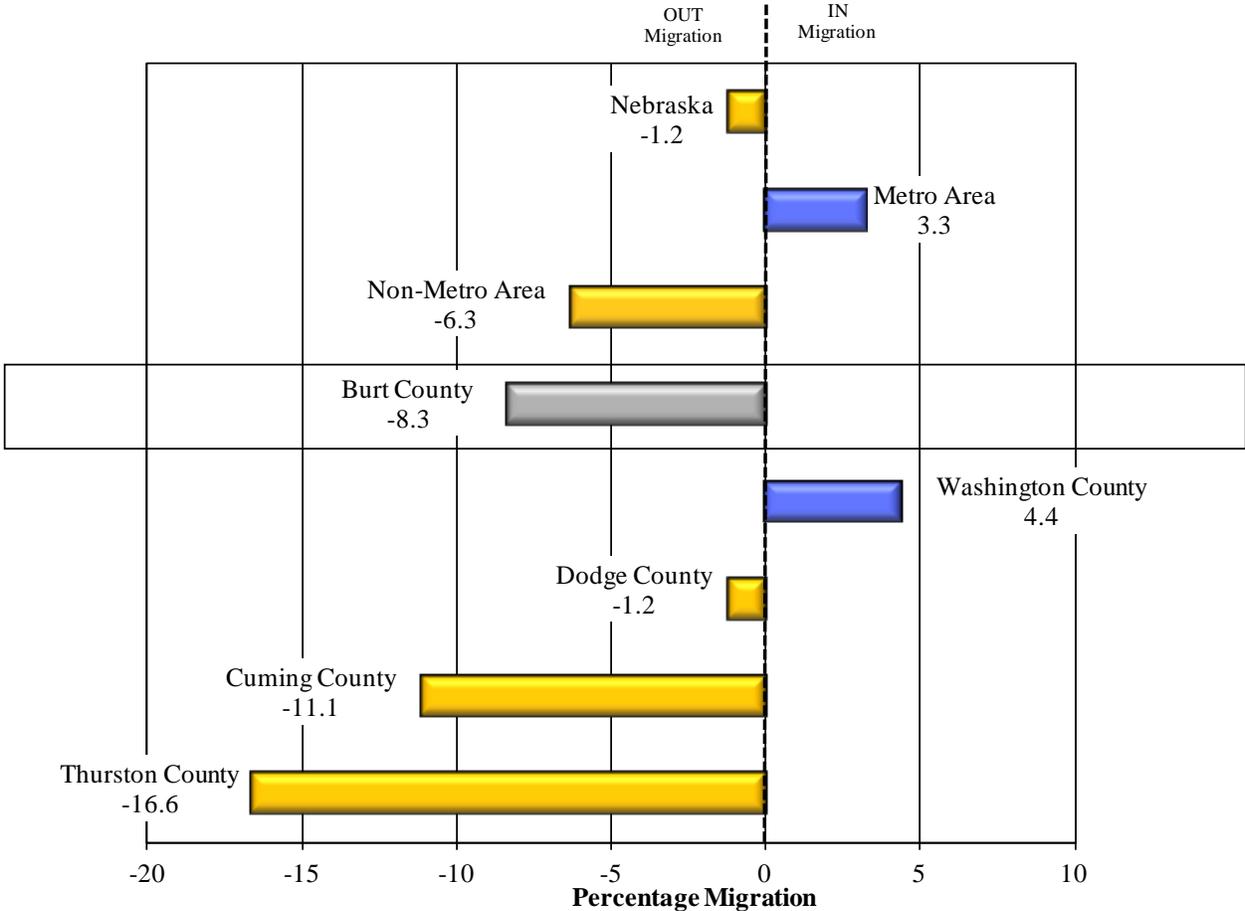
	1970	1980	1990	2000	2010	2011	% Change 1970-2010	% Change 2010-2011
Burt County	9,247	8,813	7,868	7,791	6,858	6,659	-25.8	-2.9
Craig	295	237	230	241	199	197	-32.5	-1.0
Decatur	679	723	659	618	481	476	-29.2	-1.0
Lyons	1,177	1,214	1,142	963	851	845	-27.7	-0.7
Oakland	1,355	1,393	1,265	1,367	1,244	1,234	-8.2	-0.8
Tekamah	1,848	1,886	1,859	1,892	1,736	1,722	-6.1	-0.8
Total								
Unincorporated Areas:	3,893	3,360	2,713	2,710	2,347	2,185	-39.7	-6.9

Source: U.S. Bureau of the Census, Census of Population, April 2012

The next two charts (Chart 6 & 7) graphically depict the migration patterns for Nebraska, Burt County, and the surrounding area as a percentage of the previous decade. Net migration is the change in population after factoring the natural increase for an area (births minus deaths). For the 2000–2010 decade, Burt County experienced an 8.3 percent out-migration (-649 people).

Chart 6

**2000-2010 Net Migration as Percent of 2000 Population
 Burt County and the Surrounding Area**

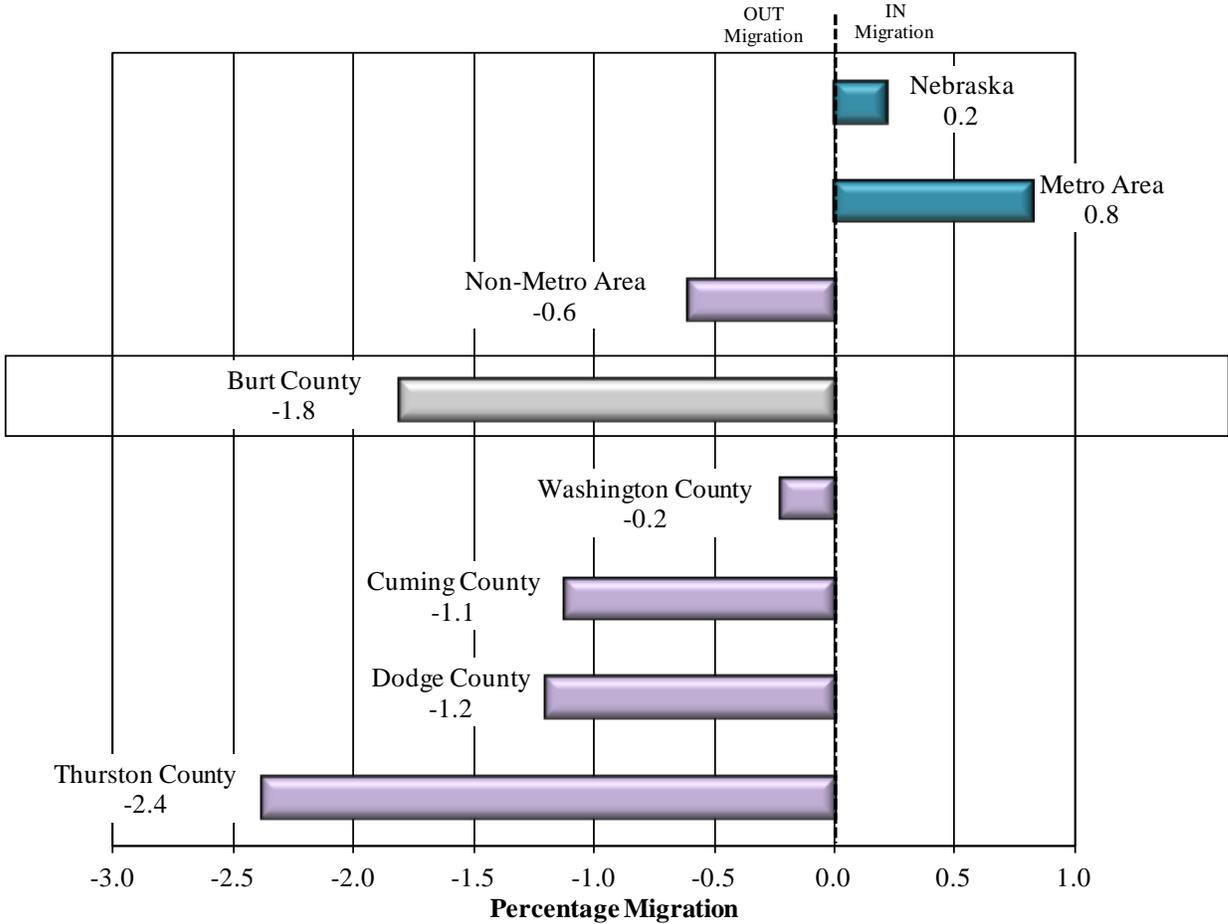


Source: U.S. Census Bureau, County population and estimated components of population change, April 2012

Looking at the years 2010–2012 (Chart 7), all of the counties within the study area experienced out-migration. Burt County recorded 1.8 percent out-migration (-124 people).

Chart 7

2010-2012 Net Migration as Percent of 2010 Population Burt County and the Surrounding Area



Source: U.S. Census Bureau, County population and estimated components of population change, April 2013

The next two tables (Tables 10 and 11) provide details on migration between counties based on the County of Current Residence. These one-year estimates are derived from the 5-year American Community Survey findings. These tables reflect migration between 2009 and 2010, the latest data available. Migration patterns are influenced by employment opportunities, cost-of-living, and quality-of-life factors.

Table 10 data show 237 people moved in to Burt County in 2010 moved from other Nebraska locations (25.8 percent). Data also reveal 63 people (6.9 percent) migrated in from other states.

Table 10

2010 Burt County, Nebraska Inflow Into County (1 year estimate)			Reported Counties (where people moved from)		
Movers within the United States	918	100.0%	Nebraska	Washington County	66
Within Same County	618	67.3%	Nebraska	Douglas County	60
Different County, Same State	237	25.8%	Colorado	Arapahoe County	30
Different State	63	6.9%	Nebraska	Sarpy County	28
Movers from Abroad	-	0.0%	Nebraska	Dodge County	21
Total Movement 2010	918		Kansas	Douglas County	12
			Nebraska	Cuming County	12
			Nebraska	Wayne County	10
			Nebraska	Buffalo County	7
			Nebraska	Fillmore County	7
			South Carolina	Berkeley County	7
			Missouri	Taney County	6
			Nebraska	Antelope County	6
			Nebraska	Thurston County	6
			South Dakota	Yankton County	5
			Nebraska	Keith County	4
			Nebraska	Box Butte County	3
			Nebraska	Lancaster County	3
			Nebraska	Dawes County	2
			Nebraska	Gage County	2
			New Mexico	Bernalillo County	2
			Iowa	Woodbury County	1

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

Table 11 data reveal 305 people migrated out of Burt County in 2010 remained in the state of Nebraska (29.9 percent). Data show 98 Burt County residents (9.6 percent) moved to other states during this time period. Employment, housing, and educational opportunities located in these locations play a major role in this migration pattern.

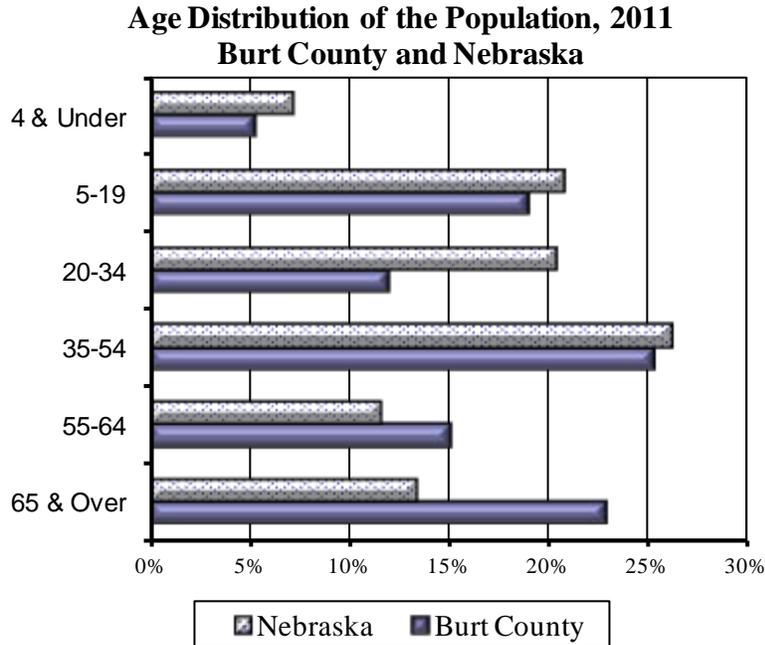
Table 11

2010 Burt County, Nebraska Outflow from County (1 year estimate)			Reported Counties (where people moved to)		
Movers within the United States	1,021	100.0%	Nebraska	Douglas County	138
Within Same County	618	60.5%	Iowa	Mitchell County	64
Different County, Same State	305	29.9%	Nebraska	Lancaster County	32
Different State	98	9.6%	Nebraska	Merrick County	31
Movers to Puerto Rico	-	0.0%	Nebraska	Dodge County	21
Total Movement 2010	1,021		Nebraska	Saunders County	18
			Nebraska	Cuming County	14
			Nebraska	Washington County	14
			Iowa	Monona County	12
			Nebraska	Cedar County	10
			Virginia	Virginia Beach city	10
			Nebraska	Gage County	9
			Nebraska	Knox County	6
			Nebraska	Cass County	4
			Nebraska	Thurston County	4
			South Dakota	McPherson County	4
			South Dakota	Walworth County	4
			Iowa	Dubuque County	3
			Nebraska	Holt County	2
			Iowa	Henry County	1
			Nebraska	Butler County	1
			Nebraska	Cheyenne County	1

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

The following chart and table (Chart 8; Table 12) compare the U.S. Census Bureau’s age distribution of population for Nebraska as a whole, Burt County, and the surrounding area. The population of Burt County is significantly older in age than Nebraska as a whole. The median age for Burt County residents in 2011 was 47.2 years of age compared to 36.3 years of age for residents of Nebraska as a whole.

Chart 8



Source: U.S. Census Bureau, June 2012

Table 12

**Age Distribution of the Population, 2011
 Burt County and Nebraska**

	2010 Population		Percent	
	Nebraska	Burt County	Nebraska	Burt County
4 & Under	131,908	365	7.2%	5.4%
5-19	380,564	1,299	20.8%	19.1%
20-34	374,452	823	20.5%	12.1%
35-54	479,564	1,725	26.3%	25.4%
55-64	213,176	1,031	11.7%	15.2%
65 & Over	246,677	1,559	13.5%	22.9%
Total	1,826,341	6,802	100%	100%
Median Age	36.3	47.2		

Source: Age Group, Median Age, U.S. Census Bureau, June 2012

Table 13 shows additional median ages as estimated by the American Community Survey for communities within Burt County and the surrounding counties both as a total and by gender. These are 5-year estimates and differ from the U.S. Census Bureau’s single year distributions. Chart 9 graphically depicts the median age distribution for the study area.

Table 13

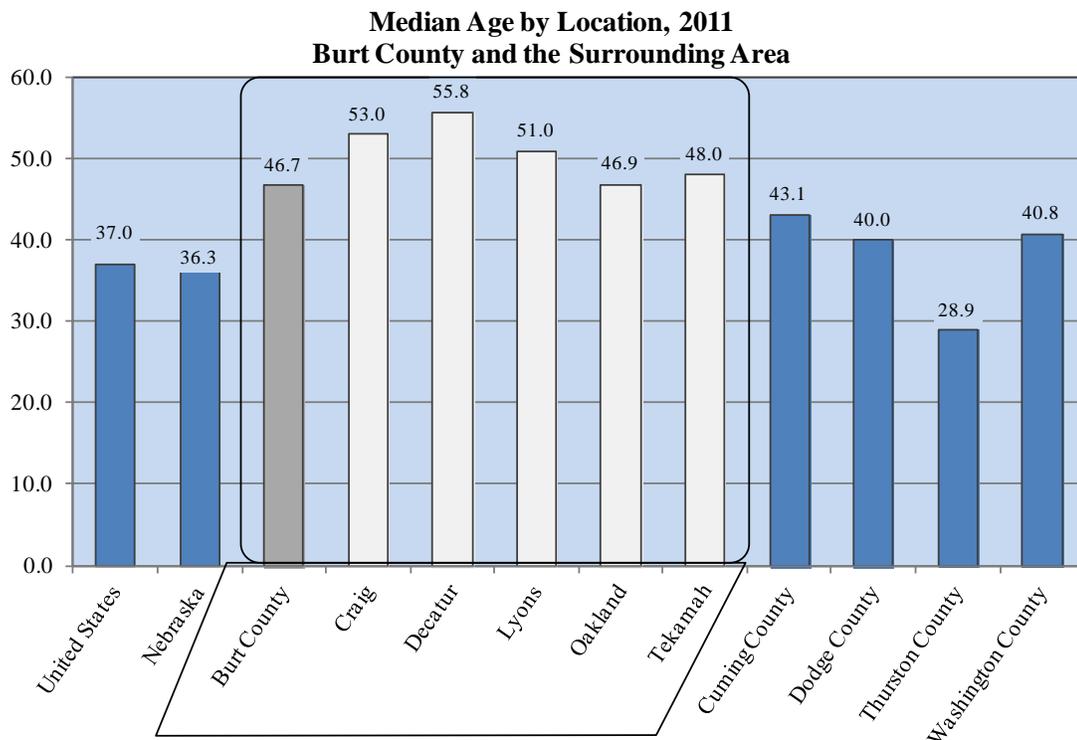
Median Age by Location and Gender, 2011
Burt County and the Surrounding Area

	Median Age 2011		
	Total	Male	Female
United States	37.0	35.7	38.3
Nebraska	36.3	35.0	37.5
Burt County	46.7	46.1	47.3
Craig	53.0	52.4	54.8
Decatur	55.8	55.9	55.8
Lyons	51.0	48.9	55.0
Oakland	46.9	45.1	48.0
Tekamah	48.0	48.7	47.2
Cuming County	43.1	42.9	43.4
Dodge County	40.0	39.2	40.9
Thurston County	28.9	26.8	32.1
Washington County	40.8	39.4	41.9

Data Set: 2007-2011 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 2007-2011 American Community Survey, January 2013

Chart 9



Retail Sales

Table 14 and Chart 10 show the retail sales (non-motor vehicle) pull factors for Burt County and the surrounding area for 2011. The pull factor is computed by dividing the per capita taxable, non-motor vehicle (NMV) retail sales by the state average per capita NMV retail sales. A pull factor of one indicates an area has per capita NMV retail sales equal to the state. A value greater than one indicates an area is drawing retail sales from other areas. Conversely, a pull factor with a value less than one indicates the subject area is losing potential retail activity to other places or, in other words, is experiencing retail sales leakage. This simple calculation does not factor in income levels or purchasing power within an area.

Table 14

**2011 Retail Sales (Non-Motor Vehicle) Pull Factors
 Nebraska, Burt County, and Surrounding Counties**

	2011 Population	2011 Retail Sales (x \$1,000)	2011 Per Cap Sales (\$)	2011 Pull Factor
Nebraska	1,842,641	20,794,827	11,285	1.00
Non-Metro Area	782,366	7,822,513	9,999	0.89
Burt County	6,802	45,783	6,731	0.60
Cuming County	9,181	71,109	7,745	0.69
Dodge County	36,773	400,363	10,887	0.96
Thurston County	7,006	17,226	2,459	0.22
Washington County	20,295	127,005	6,258	0.55

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2012

Reviewing the pull factors at the county level indicates Burt County suffers from retail leakage. The 2011 pull factor of 0.60 indicates, on a per capita basis, retail sales in Burt County are significantly below the state's average per capita sales. Distance from other large trade centers plays a major role in this phenomenon. The comparison of the pull factor for Burt County (0.60) with the pull factor for the Non-Metro Area (0.89) indicates per capita retail sales in Burt County are 32.7 percent below the average per capita retail sales in the Non-Metro Area.

Chart 10

2011 Retail Sales (NMV) Pull Factors, Nebraska, Burt County & Surrounding Counties

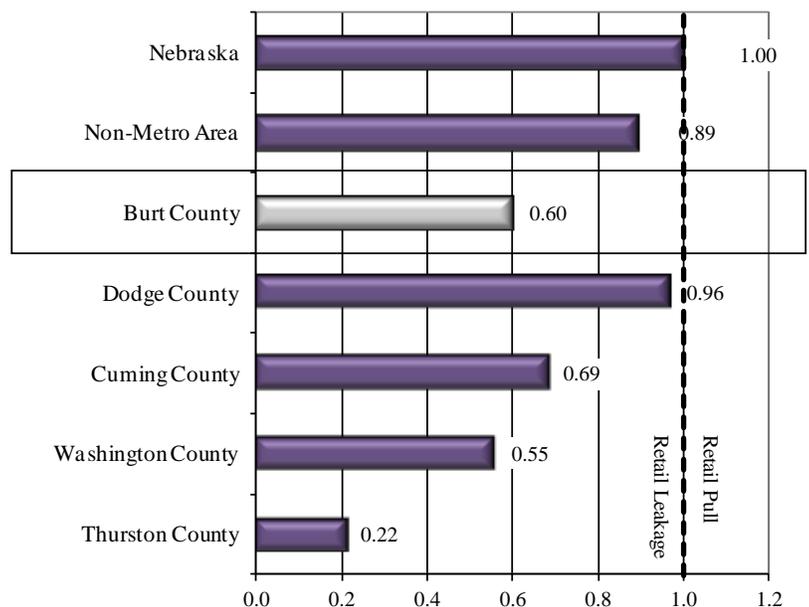


Table 15 and Chart 11 compare the 2011 pull factors for selected area communities. The community of Tekamah’s pull factor of 0.92 indicates that, on a per capita basis, non-motor vehicle retail sales in Tekamah are approximately 8 percent below the state’s average per capita sales.

Table 15

**2011 Retail Sales (NMV) Pull Factors
 Nebraska and Selected Study Area Cities**

	2011 Population	2011 Retail Sales (x \$1,000)	2011 Per Cap Sales (\$)	2011 Pull Factor
Nebraska	1,842,641	20,794,827	11,285	1.00
Non-Metro Area	782,366	7,822,513	9,999	0.89
Tekamah (Burt)	1,722	17,839	10,359	0.92
West Point (Cuming)	3,379	51,619	15,276	1.35
Fremont (Dodge)	26,456	372,225	14,070	1.25
Pender (Thurston)	1,012	15,536	15,352	1.36
Blair (Washington)	8,013	104,749	13,072	1.16

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2012

Chart 11

**2011 Retail Sales (NMV) Pull Factors
 Nebraska and Selected Study Area Cities**

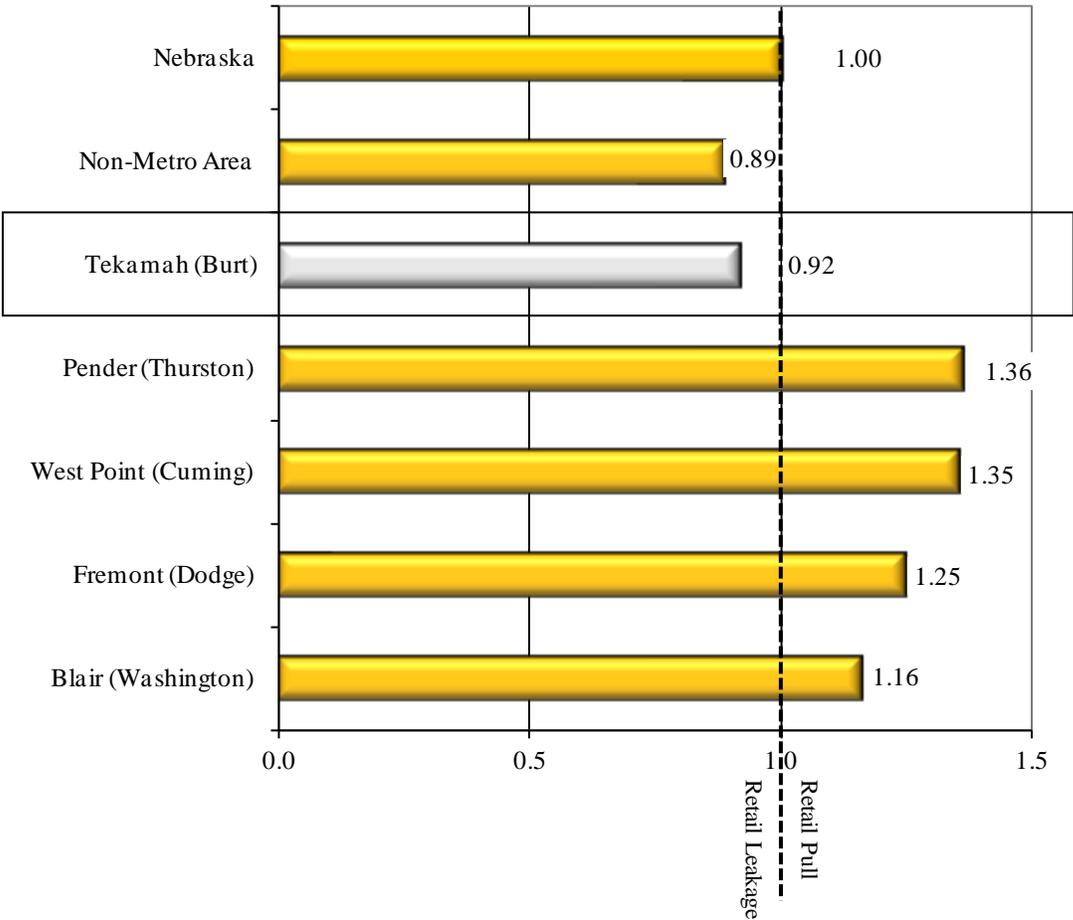


Table 16 and Chart 12 further breakdown the 2011 pull factors into the communities reporting retail sales figures within Burt County. As this table indicates, the community of Decatur had the strongest pull factor (1.48) compared to the other communities reporting in the county. Together, these communities contributed to an overall pull factor of 0.60 for Burt County in 2011.

Table 16

**2011 Retail Sales (NMV) Pull Factors
 Nebraska and Available Burt County Communities**

	2011 Population	2011 Retail Sales (x \$1,000)	2011 Per Cap Sales (\$)	2011 Pull Factor
Nebraska	1,842,641	20,794,827	11,285	1.00
Non-Metro Area	782,366	7,822,513	9,999	0.89
Burt County	6,802	45,783	6,731	0.60
Craig	197	200	1,014	0.09
Decatur	476	7,951	16,704	1.48
Lyons	845	7,241	8,569	0.76
Oakland	1,234	12,232	9,913	0.88
Tekamah	1,722	17,839	10,359	0.92

Source: U.S. Census Bureau and the Nebraska Department of Revenue, June 2012

Chart 12

**2011 Retail Sales (NMV) Pull Factors
 Nebraska and Available Burt County Communities**

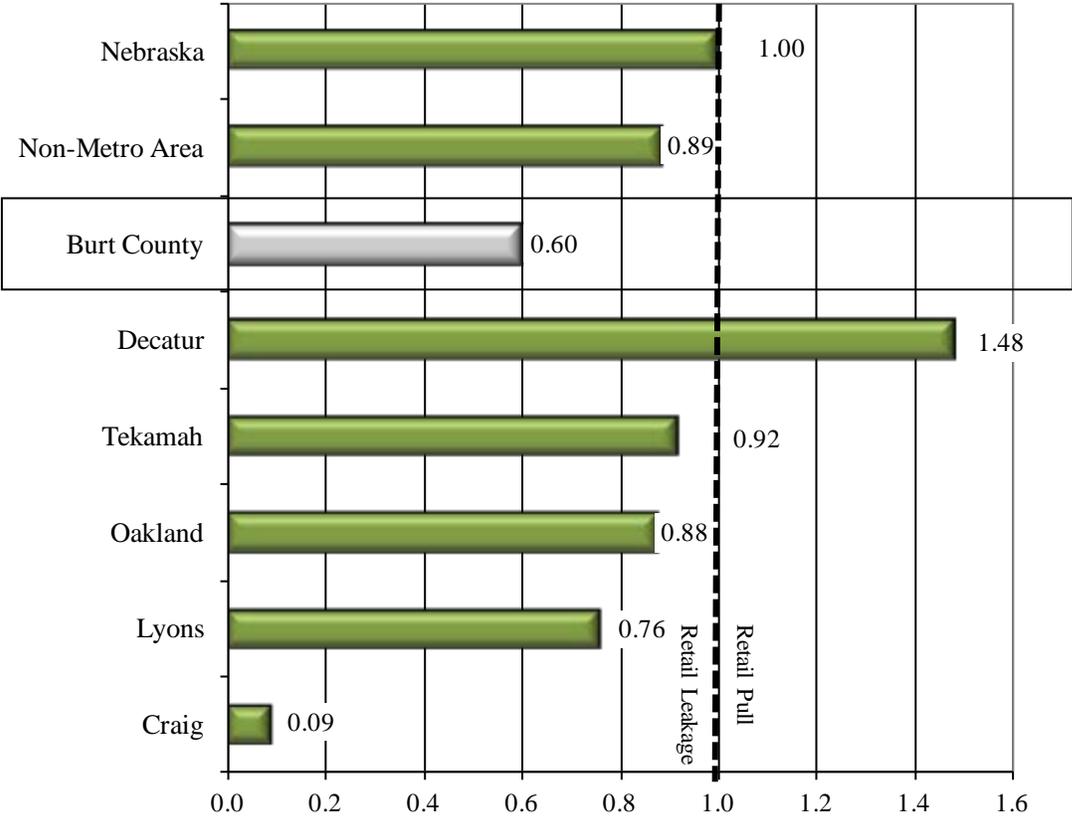


Table 17 (sorted by population) and Chart 13 (sorted by pull factor) show the 2011 pull factors for Nebraska, Tekamah, and eight other similarly sized communities selected from around the state. Ainsworth’s pull factor of 1.58 leads the group for 2011 thus indicating Ainsworth has greater retail pull.

Table 17

**2011 Retail Sales (NMV) Pull Factors
 Tekamah & Other Similarly Sized Nebraska Communities**

	2011 Population	2011 Retail Sales (x \$1,000)	2011 Per Cap Sales (\$)	2011 Pull Factor
Nebraska	1,842,641	20,794,827	11,285	1.00
Non-Metro Area	782,366	7,822,513	9,999	0.89
Tekamah (Burt)	1,722	17,839	10,359	0.92
Tecumseh (Johnson)	1,675	17,135	10,230	0.91
Hickman (Lancaster)	1,682	5,438	3,233	0.29
Mitchell (Scotts Bluff)	1,705	6,936	4,068	0.36
Ainsworth (Brown)	1,712	30,578	17,861	1.58
Pierce (Pierce)	1,755	12,059	6,871	0.61
Gibbon (Buffalo)	1,856	10,683	5,756	0.51
Wilber (Saline)	1,875	7,563	4,034	0.36
Valley (Douglas)	1,902	12,953	6,810	0.60

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2012

Chart 13

**2011 Retail Sales (NMV) Pull Factors, Nebraska,
 Tekamah & Other Similarly Sized Nebraska Communities**

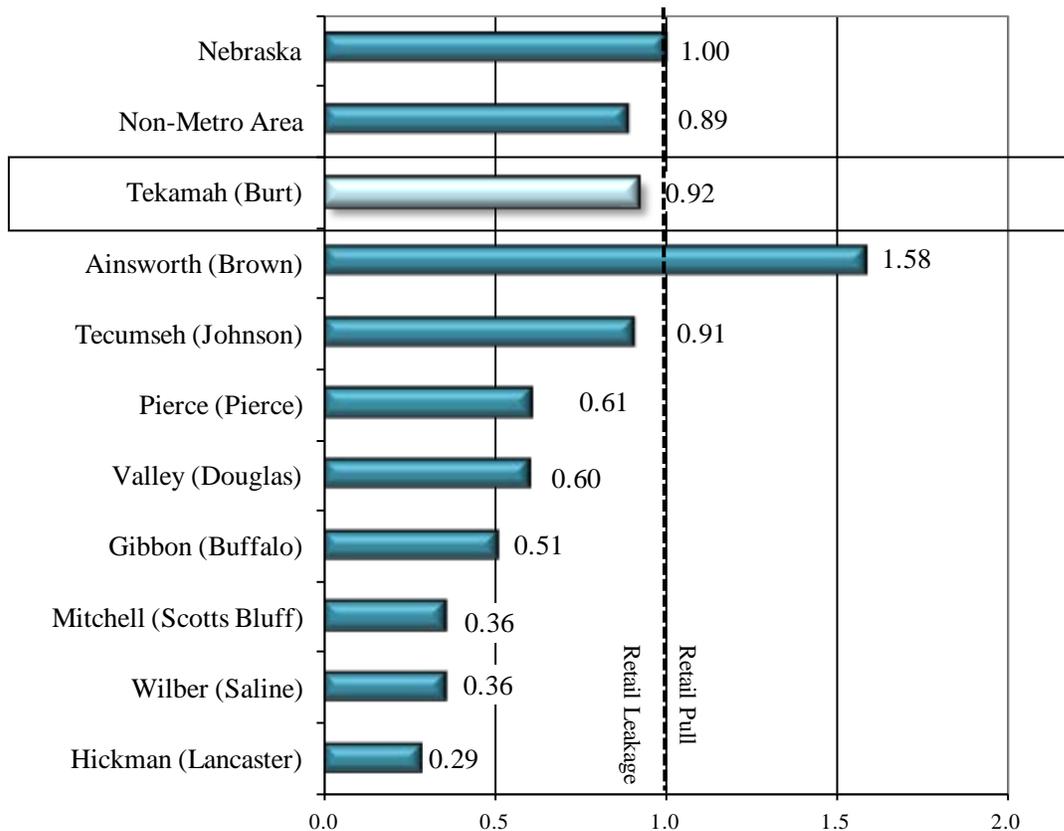
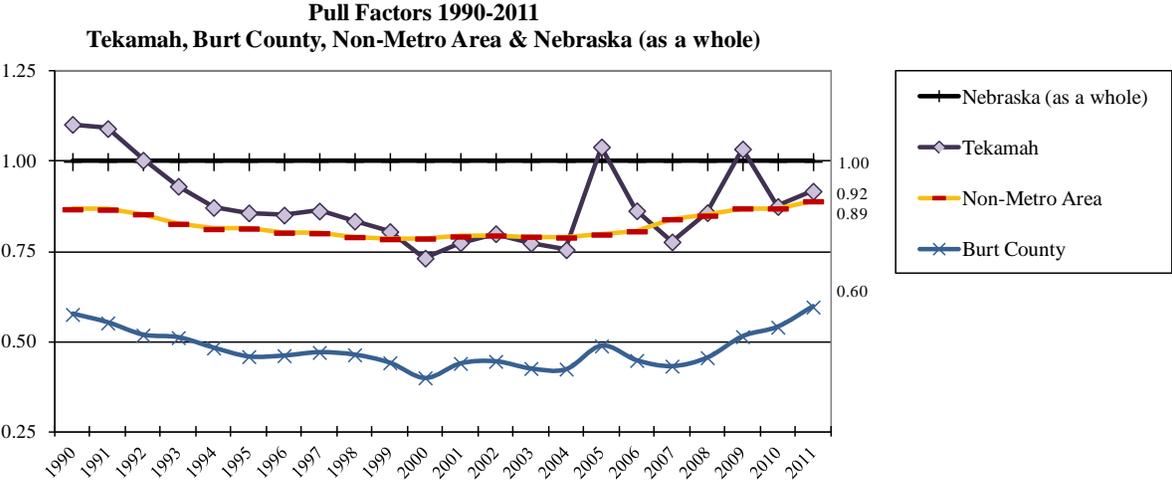


Chart 14 illustrates the pull factor trend for Tekamah, Burt County, the Non-Metro Area, and Nebraska as a whole from 1990 to 2011. In examining the time line, the city of Tekamah shows retail pull fluctuating throughout the time period and remaining similar to the Non-Metro Area level throughout the study period. Data within Burt County (as a whole) shows the pull factor significantly below the state and the Non-Metro Area average throughout the time period.

Chart 14



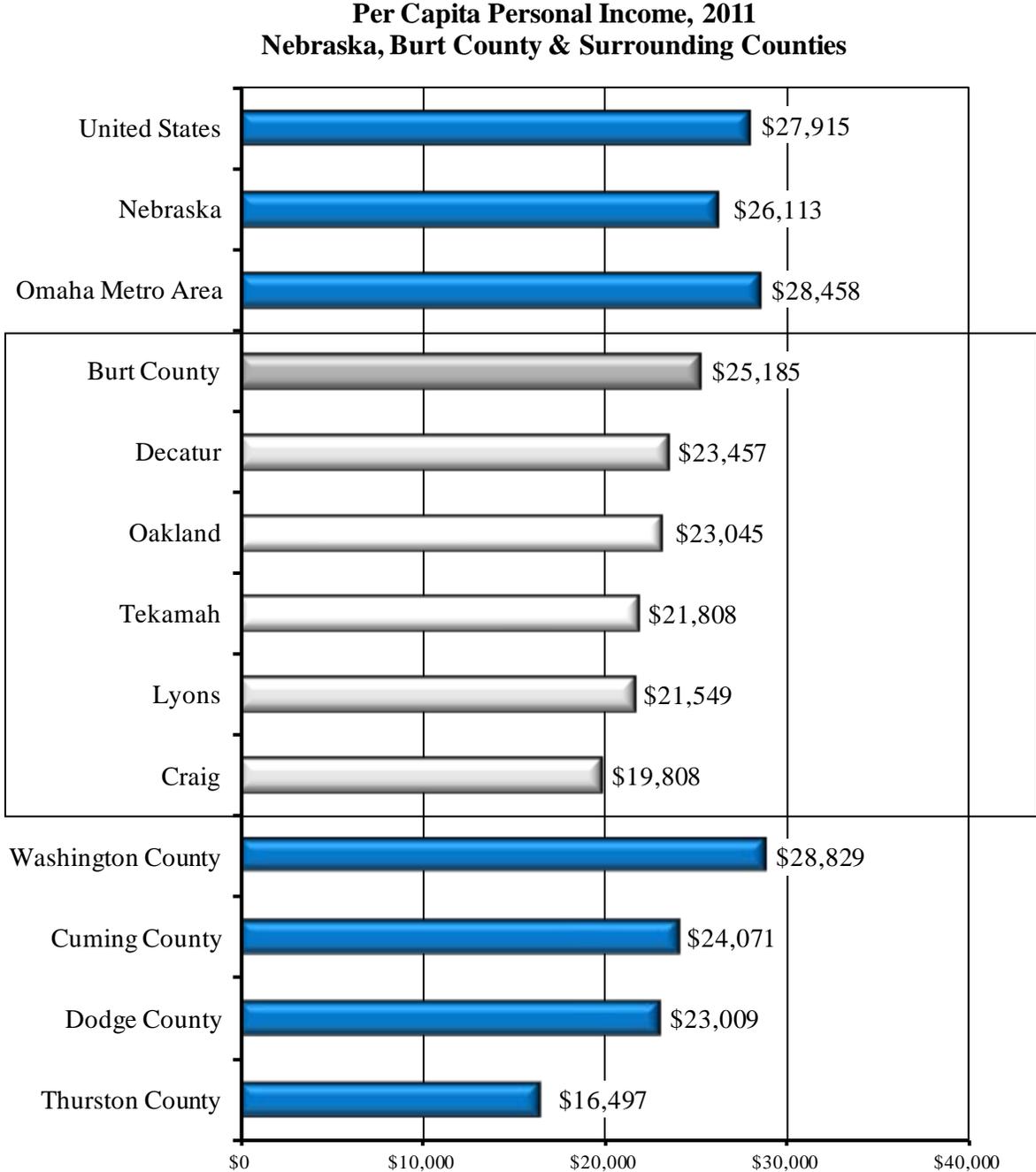
Source: U.S. Census Bureau and Nebraska Department of Revenue, 2012

Per Capita Personal Income

Chart 15 examines the per capita personal income levels within the study area. The American Community Survey data allows us to look more closely at non-metropolitan areas in Nebraska. Information on income distribution comes from various sources including earnings, retirement income, and public assistance.

Data show per capita personal income in 2011 for Burt County is estimated to be \$25,185 compared to \$26,113 for Nebraska as a whole.

Chart 15



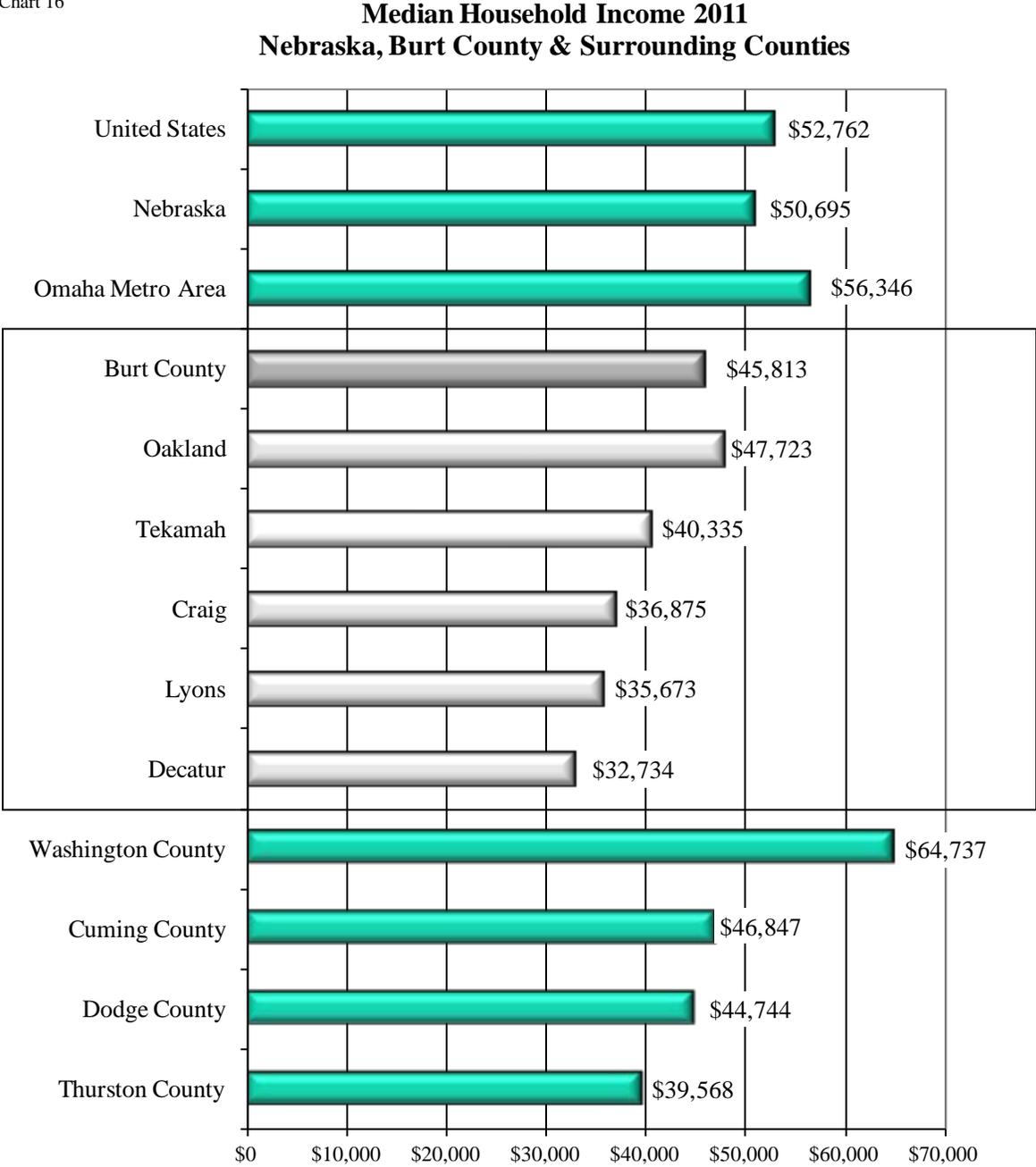
Source: U.S. Census Bureau, 2011 inflation adjusted past 12-months, 2007-2011 American Community Survey, released December 2012

Median Household Income

Median household income provides a different perspective of income levels than median family or per capita income. Family income is defined as having two or more related people in a household. Household income (used in this study) can consist of multiple family members or can be represented by a single person.

Median household income for Burt County is estimated to be \$45,813 in 2011 compared to \$50,695 for Nebraska as a whole.

Chart 16



Source: U.S. Census Bureau, 2007-2011 American Community Survey, released December 2012