

South Central Economic Development District, Inc.
5:30 PM, Thursday, September 28, 2017
Sit n Bull, Giltner, Hamilton County, NE
Meeting Agenda

***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*Our **vision** is to be the resource businesses and communities rely on for advice and connections to programs designed to help businesses grow and insure community sustainability.*

3:00 Strategic Planning

5:30 PM Board of Directors Meeting & Dinner:

- 1) Open Public Meeting Procedures
- 2) Call to Order/Roll Call
- 3) Introductions
- 4) Agenda Approval
- 5) Minutes of May 31, 2017 Meeting
- 6) Public Comment: *if commenting on an item not on the agenda, it will not be considered at this meeting*
- 7) Financial Report:
 - a. Approval of Claims, May 9, 2017 through September 15, 2017
 - b. Financial Reports as of August 30, 2017
- 8) Information Items:
 - a. Project Status Reports
 - b. Staff update
- 9) Action Items:
 - a. Attorney
 - b. Updated Succession Plan
 - c. SCEDD's LB 518 Plan
 - d. Appoint Finance/Investment Representative to Board
 - e. Appoint Construction Representative to Board
 - f. Excuse Dr. Sri Seshadri as Representative to Board
 - g. Construction of Single Family Speculative House
 - h. Ratify contract(s):
 - i. Memorandum of Understanding with DED, Preferred Popcorn and Merrick County for #17-ED-002
 - ii. Sub-recipient Agreement with Merrick County for CDBG 17-ED-002 to act as NDO
 - iii. Contract with Merrick County for CDBG Grant Administration, #17-ED-002
 - iv. Contract with City of Hastings for CDBG Economic Development Grant Administration, Hast #2017-01
 - v. Contract with City of Blue Hill for Nuisance Abatement
 - vi. Contract with Village of Shelton for Planning
 - vii. State of Nebraska, Dept. of Economic Development Financial Assistance Contract
- 10) Next Meeting: 5:30 PM business meeting & dinner, Thursday, November 30, 2017, Harlan County, NE
- 11) Adjourn

The South Central Economic Development District, Inc. reserves the right to go take agenda items out of order. This body may also go in to closed session if deemed necessary.

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The Board Meeting was called to order at 5:30 PM by roll President Barb Barnett.

Open Public Meeting Procedures: President Barb Barnett indicated that a copy of the open meetings law was in effect and a copy of the law was available in the meeting room.

Roll Call

Adams	Dale Curtis	Buffalo	Dennis Reiter
Clay	Barb Barnett	Franklin	Absent
Hall	Mary Berlie	Hamilton	Bobby Parks
Harlan	Absent	Howard	Mike Feeken
Kearney	Bob Swanson	Merrick	Kent Carlson
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Absent	Private Business	Jan Rodehorst
Stkhldr Org: CCC	Absent	Private Business	Absent
Stkhldr Org: UNK	Absent		

Introductions: SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, Levi Adam; and Joan Reiter.

The **agenda** for this meeting and the **minutes** of the May 31, 2017 meeting were approved. Mike Feeken made the motion, second by Theresa Puls; roll call vote provided unanimous approval.

Public Comment: no public comment

Jan Rodehorst moved to **approve the claims** from May 9, 2017 through September 15, 2017, second by Bobby Parks; roll call vote provided unanimous approval. Dale Curtis moved to **accept the August 30, 2017 financial reports for filing**; Jan Rodehorst seconded the motion; roll call vote provided unanimous approval.

Information Items:

The **project status report** was reviewed by Hueftle.

Hueftle provided an **update on SCEDD Staff:** Jennifer Hiatt joined SCEDD as Community Planner on August 28. Hiatt has a masters in planning and graduated from law school in May. She was an intern for SCEDD in the summer of 2015.

Action Items:

Attorney: Hueftle presented an engagement letter from Svehla Law Offices in York, Nebraska, explaining that Natalie Nelsen had separated from Dier, Osborn, Cox and Nelsen to become the Phelps Deputy County Attorney; she has opened Nelsen Law Office also. Hueftle recommended

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5:30 PM, Wednesday, May 31, 2017
Saddle Club, #1 Kuester Lake, Grand Island, Hall County, Nebraska
Meeting Minutes

SCEDD continue to utilize Natalie Nelsen for loan documents. Bobby Parks moved to approve the agreement with Svehla Law Offices, second by Theresa Puls; roll call vote provided unanimous approval.

Updated Succession Plan: Hueftle presented the Updated Succession Plan for SCEDD. Jan Rodehorst moved to approve the Updated Succession Plan, second by Mary Berlie; roll call vote provided unanimous approval.

SCEDD's LB 518 Plan: Hueftle introduced the HomeSCEDD program, SCEDD's plan for an application for funds from LB518, Rural Workforce Housing Investment Act. Hueftle recommended SCEDD commit \$150,000 to LB 518, which was set aside in the fall of 2012 for housing. Theresa Puls moved to approve \$150,000 for the LB 518 Program, second by Dale Curtis; roll call vote provided unanimous approval.

Finance/Investment Representative to Board: Hueftle presented information regarding LB518, which requires the board to have a financial representative. After referrals, all potential candidates were asked to submit an application if interested. She presented the two applicants SCEDD received for the Board. Discussion was held regarding the candidates. Mike Feeken moved the board appoint Linda Glause to the board, second by Bob Swanson; roll call vote provided unanimous approval.

Construction Representative to Board: Hueftle presented information regarding LB518, which requires the board have a construction representative. After referrals, all potential candidates were asked to submit an application if interested. She presented the only applicant to the Board. Discussion was held regarding the candidate. Dale Curtis moved the board appoint Keith Dubas to the board, second by Jan Rodehorst; roll call vote provided unanimous approval.

Excuse Dr. Sri Seshadri: Hueftle presented the resignation from Dr. Sri Seshadri to the board. Mike Feeken moved the resignation of Dr. Sri Seshadri be accepted, second by Mary Berlie; roll call vote provided unanimous approval.

Construction of Single Family Speculative House: Hueftle requested the board approve funding the construction of a single family spec home as proof of concept for LB518. Hueftle presented financial commitment and available funds to build the home. Establishing an LLC entity for construction was discussed as well as title insurance. Dale Curtis moved to proceed with construction of a single-family speculative home at \$195,000 with appropriate liability limiting measures, second by Bobby Parks. Roll call vote: Yes: Curtis, Reiter, Barnett, Berlie, Parks, Swanson, Carlson, Puls, Rodehorst; No: none; Abstain: Mike Feeken.

Mary Berlie moved to **ratify the following contract(s):**

- i. Memorandum of Understanding with DED, Preferred Popcorn and Merrick County for #17-ED-002
- ii. Sub-recipient Agreement with Merrick County for CDBG 17-ED-002 to act as NDO
- iii. Contract with Merrick County for CDBG Grant Administration, #17-ED-002

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- iv. Contract with City of Hastings for CDBG Economic Development Grant Administration, Hast #2017-01
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Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Next Meeting: 5:30 pm business meeting & dinner, November 30, 2017, Harlan County, Nebraska.

Meeting **adjourned** at 6:22 PM