

South Central Economic Development District
5:30 PM, Thursday, March 30, 2017
Black Powder Bar & Grill, 1007 W Hwy 136, Franklin, Franklin County, Nebraska
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.*

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 November 17,2016 Meeting
- 6) Financial Report:
 - a. Approval of Claims, Nov 30, 2016 through March 14, 2017
 - b. Financial Reports as of December 31, 2016
 - c. Financial Reports as of February 28, 2017
- 7) Information Items:
 - a. Project Status Reports
 - b. Staff update
 - c. Auditor Selected
- 8) Public Comment: *if commenting on an item not on the agenda, it will not be considered at this meeting*
- 9) Action Items:
 - a. Board member release & appointment
 - b. Approve proposed amendments to loan guidelines
 - c. Approve bank resolution for Lincoln Federal
 - d. Ratify loan
 - e. Ratify contract(s):
 - i. Contract with City of Superior for Grant Administration, DTR
 - ii. Contract with City of Superior for Grant Administration, TF
 - iii. Contract with City of Superior for Housing Administration, TF
 - iv. Contract with HDC for City of Superior Housing Administration, TF
 - v. Contract with City of Blue Hill for Grant Administration, PW
 - vi. Contract with Village of Palmer for Blight Study
 - f. LB518, Workforce Housing: discuss potential project
- 10) Next Meeting: 5:30 PM business meeting & dinner, Thursday, May 25, 2017, Hall County, Nebraska
- 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 5:35 PM by Secretary Matt Blum, President Barb Barnett arrived at 5:40 PM and presided over the remainder of the meeting.

Open Public Meeting Procedures: Secretary Matt Blum 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	Carmen Dunn
Hall	Mary Berlie	Hamilton	Absent
Harlan	Absent	Howard	Absent
Kearney	Absent	Merrick	Kent Carlson
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Jay Hall	Private Business	Matt Blum
Stkhldr Org: CCC	Absent	Private Business	Jan Rodehorst

Introductions: Executive Director, Sharon Hueftle; Mayor of Red Cloud, Gary Ratzlaff.

The **agenda** for this meeting and the **minutes** of the November 17, 2016 meeting were approved. Jan Rodehorst made the motion, second by Dale Curtis, unanimous approval.

Dale Curtis moved to **approve the claims** from November 30, 2016 through March 14, 2017 and **accept the December 31, 2016 and February 28, 2017 financial reports for filing**; Matt Blum seconded the motion, roll call vote provided unanimous approval.

Information Items:

The **project status report** was reviewed by Sharon Hueftle; details of happenings in the housing arena were provided including the JEDHI group discussions, Housing Study Light Committee and Pilot, and Community Catalyst for Housing group.

Hueftle provided an **update on SCEDD Staff**: Matt and Jana Punelli resigned their positions to move to San Antonio, Tx; Miranda Melton has been hired as the fiscal officer/personal assistant to the Executive Director. Deputy Director, Levi Adam will begin May 1. Applications for the Planner position are being accepted.

Auditor proposals were received in December, AMGL was awarded the three year contract as their price was the most cost effective.

Public Comment: Gary Ratzlaff shared projects in Red Cloud.

Bill Hitesman asked to be released from the SCEDD Board due to his schedule conflicts with SCEDD meetings. Marni Danhauer of CCC applied to fill the seat vacated by Hitesman. Sri Seshadri also applied to represent UNK on the SCEDD Board. Jan Rodehorst moved to **approve the release of Hitesman as board member and appoint Danhauer and Seshadri to the SCEDD Board as of April 1, 2017**. Matt Blum seconded the motion, roll call vote provided unanimous approval.

The loan committee recommended a change to the loan guidelines. Dale Curtis moved to **approve proposed amendments to loan guidelines**, Theresa Puls seconded the motion, roll call vote provided unanimous approval.

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Hueftle reported that funds in the bank exceeded FDIC insured maximum and asked that an account be opened at another bank. Theresa Puls moved to **approve bank resolution for Lincoln Federal**, Matt Blum seconded the motion, roll call vote provided unanimous approval.

The loan committee reported that they approved a loan to PCV, LLC to provide approximately 9% of the financing of a tasting room/restaurant in downtown Central City. Matt Blum moved to **ratify the loan**, Kent Carlson seconded the motion, roll call vote provided unanimous approval.

Jan Rodehorst moved to **ratify the following contract(s)**:

- i. Contract with City of Superior for Grant Administration, DTR
- ii. Contract with City of Superior for Grant Administration, TF
- iii. Contract with City of Superior for Housing Administration, TF
- iv. Contract with HDC for City of Superior Housing Administration, TF
- v. Contract with City of Blue Hill for Grant Administration, PW
- vi. Contract with Village of Palmer for Blight Study

Mary Berlie seconded the motion; unanimous approval.

Hueftle shared information regarding **LB518, Rural Workforce Housing Investment Act**. SCEDD is eligible as an NDO to apply for up to \$1m in funding, 100% match is required. Jan Rodehorst volunteered to be on a committee to assist in designing SCEDD's proposal.

Next Meeting: 5:30 PM business meeting & dinner, TBA, Hall County, Nebraska. Hueftle will doodle for the best date as it was determined the usual date of last Thursday in May would not work for many board members.

Barb Barnett **adjourned the meeting** at 8:05 PM