

South Central Economic Development District, Inc.
5:30 PM, Thursday, May 31, 2018
Prairie Creek Vineyard & Winery, 1600 16th Street, Central City, Merrick 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.*

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 March 22, 2018 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, March 1, 2018 through April 30, 2018
 - b. Financial Reports as of April 30, 2018
 - c. Auditor Report (this will occur after #3 to accommodate Joe Stump's schedule)
- 8) Information Items:
 - a. Project Status Report – March & April
 1. Update on St. Paul Spec House
- 9) Action Items:
 - a. Report on CCC house
 - b. Report on HomeSCEDD:
 1. Rural Workforce Housing Fund Award
 2. Affordable Housing Program Application
 3. Report on Sherwood & Peter Kiewit Applications
 4. Partnership for community funds
 - c. Invest Sherwood Grant funds
 - d. Future of Spec House Funds
- 10) Ratify contract(s):
 - a. Contract with City of Alma for Grant Administration, CDBG for Owner Occupied Rehab
 - b. Contract with City of Nelson for Grant Administration, CDBG Public Works for Streets
 - c. Contract with City of Hastings for Grant Administration, CDBG for Downtown Revitalization
 - d. Loan Agreement with Mead Industries, Inc.
- 11) Next Meeting: 5:30 PM business meeting & dinner, Thursday, July 26, 2018, Nuckolls County, NE
- 12) 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.

South Central Economic Development District
5:30 PM, Thursday, May 31, 2018
Prairie Creek Vineyard & Winery, Central City, Merrick, County, Nebraska
Meeting Minutes

***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.*

The Board Meeting was called to order at 5:55 PM by 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	Raquel Felzien
Hall	Mary Berlie	Hamilton	Bobby Parks
Harlan	Absent	Howard	Absent
Kearney	Bob Swanson	Merrick	Kent Carlson
Nuckolls	Absent	Phelps	Absent
Webster	Jay Hall	Private Business	Matt Blum
Stkhldr Org: CCC	Absent	Private Business	Jan Rodehorst
Construction:	Keith Dubas	Finance/Investment	Linda Glause

Introductions: SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, Levi Adam; Miles McGinnis, Central City Economic Development Director, and Joan Reiter were also in attendance..

The **agenda** for this meeting and the **minutes** of the March 22, 2018 meeting were approved. Matt Blum made the motion, second by Dale Curtis; unanimous approval.

Public Comment: No public comment.

Jan Rodehorst moved to **approve the claims** from March 16, 2018 through April 30, 2018, and **accept the April 30, 2018 financial reports for filing**. Second was provided by Bobby Parks; roll call vote provided unanimous approval.

Auditor's Report – Joe Stump with Almquist, Maltzahn, Galloway & Luth, PC presented the Auditor's Report. Jan Rodehorst moved to **accept the auditor's report for fiscal year 2017**. Second by Raquel Felzien; roll call vote provided unanimous approval.

Information Items:

The **project status report** was reviewed by Hueftle. Hueftle noted that SCEDD may need to upgrade the office electronic filing system from Dropbox to a server.

Levi Adam provided an update on the BigHorn Spec House in St. Paul: house is complete, lawn will be installed June 1, but is behind schedule due to rain. Open house will be held June 10.

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**South Central Economic Development District
5:30 PM, Thursday, February 1, 2018
Loup River Distilling, St. Paul, Howard County, Nebraska
Meeting Minutes**

Action Items:

- a. Hueftle reported that SCEDD provided the opening bid of \$125,000 at the auction for the CCC house. Total costs to put this house in Blue Hill with a garage (lot provided by the City) would have been close to \$250,000; the Executive Committee decided on 4/27/2018 to not bid anything higher than \$125,000. The house sold for \$131,500.
- b. Hueftle provided reports on the following HomeSCEDD items:
 1. Rural Workforce Housing Fund Award:
 - a. DED: awarded \$274,700 (asked for \$430,000).
 2. NIFA: awarded \$223,850 (asked for \$250,000). SCEDD is eligible for up to \$250,000, but we'll need to raise an additional \$52,300 matching funds.
 3. Affordable Housing Program Application: no word on awards at this time.
 4. Sherwood & Peter Kiewit Applications: determined not to go forward with applications at this time.
 5. Partnership for Community Funds: Hueftle discussed the possibility of a community providing funds to build a second home if/when SCEDD plans to build 1 in a community and it is most beneficial for 1 owner to build 2 homes. The Rural Workforce Investment Plan allows for a City to borrow from SCEDD; will the board allow SCEDD to borrow from a City and construct 2 homes? Dale Curtis moved to **allow SCEDD to borrow community funds from a City**; second by Jan Rodehorst; roll call vote provided unanimous approval.
- c. Invest Sherwood Grant funds: Hueftle updated the board on the recent conversation with Ron Eckloff regarding investing the Sherwood Grant Funds. Ron will be invited to the next meeting to discuss this further.
- d. Future of Spec House Funds: Discussion was held regarding the future of the Spec House Funds after the Big Horn Project is completed and sold. Linda Glause moved to **continue to build spec homes after the Big Horn house is sold**; second by Keith Dubas; roll call vote provided unanimous approval.

Ratify Contract(s):

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

- a. Contract with City of Alma for Grant Administration, CDBG for Owner Occupied Rehab
- b. Contract with City of Nelson for Grant Administration, CDBG Public Works for Streets
- c. Contract with City of Hastings for Grant Administration, CDBG for Downtown Revitalization
- d. Loan Agreement with Mead Industries, Inc.

Dale Curtis seconded the motion; roll call vote provided unanimous approval.

Next Meeting: 5:30 pm business meeting & dinner, Thursday, July 26, 2018, Nuckolls County, Nebraska.

Raquel Felzien moved to Adjourn; second by Jay hall; unanimous approval.

Meeting **adjourned** at 6:38 PM