

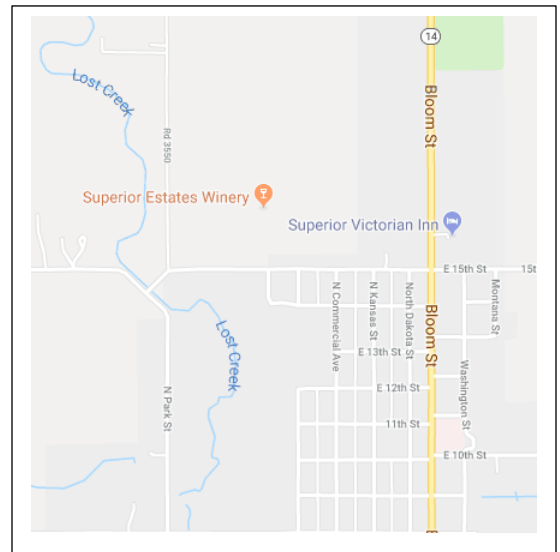
**South Central Economic Development District, Inc.**  
**5:30 PM, Thursday, August 2, 2018**  
**Superior Estates Vineyard, 200 West 15th Street,**  
**Superior, Nuckolls County, NE**  
**Meeting Agenda**

***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 May 31, 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, May 1, 2018 through June 30, 2018
  - b. Financial Reports as of June 30, 2018
- 8) Information Items:
  - a. Project Status Report, May & June
    - i. Staff Update
- 9) Action Items:
  - a. Investment Policy Committee
  - b. Accept resignation of Jan Rodehorst
  - c. Assign board member to loan committee
  - d. Report on HomeSCEDD:
    - i. Rural Workforce Housing Fund Award
    - ii. NIFA Workforce Housing Contract
  - e. Determine placement of Rural Workforce Housing Funds
  - f. St. Paul Spec House Status
  - g. NE Affordable Housing Program Grant Award
- 10) Ratify contract(s):
  - a. Contract with Village of Axtell for Nuisance Abatement, 2018
  - b. Contract with Village of Loomis for Nuisance Abatement, 2018
  - c. Contract with Village of Palmer for Grant Administration, Owner Occupied Rehab
  - d. Contract with Village of Palmer for Professional Services Agreement - General Redevelopment Plan
- 11) Next Meeting: **3:00 PM Strategic Planning Session**; 5:30 PM business meeting & dinner, **Thursday, September 27, 2018, Phelps 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, Inc.**  
**5:30 PM, Thursday, August 2, 2018**  
**Superior Estates Vineyard, 200 West 15th Street,**  
**Superior, Nuckolls County, NE**  
**Meeting Minutes**

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

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**The Board Meeting was called to order** at 5:35 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	Absent	Buffalo	Absent
Clay	Barb Barnett	Franklin	Raquel Felzien
Hall	Mary Berlie	Hamilton	Absent
Harlan	Absent	Howard	Absent
Kearney	Absent	Merrick	Absent
Nuckolls	Tim Zikmund	Phelps	Theresa Puls
Webster	Jay Hall via phone	Private Business	Matt Blum
Stkhldr Org: CCC	Absent	Construction:	Keith Dubas
Finance/Investment	Linda Glause		

**Introductions:** SCEDD Executive Director, Sharon Hueftle; Superior Mayor, Sonia Schmidt; Superior Economic Development Director, Heather Erickson; and Bruce Tinkham.

The **agenda** for this meeting and the **minutes** of the May 31, 2018 meeting were approved. Matt Blum made the motion, second by Keith Dubas, unanimous approval.

**Public Comment:** No public comment.

Mary Berlie made the motion to approve the **Claims** for May 1, 2018 through June 30, 2018; Raquel Felzien seconded the motion, roll call vote provided unanimous approval.

Matt Blum made the motion to accept the **Financial Reports as of June 30, 2018** for filing; Theresa Puls seconded the motion, roll call vote provided unanimous approval.

The **project status report** for May and June activity was reviewed by Hueftle. A map of the 100+ HomeNE participants home communities was shared; the report submitted for 2017-2018 funding from DED was shared along with the notice that 2018-2019 funds are on their way. Webster County's July 27 notice that they do not intend to be SCEDD members in 2018 was discussed at length.

Information Items:

Hueftle provided a **Staff Update**, noting that Frances Hernandez left SCEDD at the end of June and Jennifer Hiatt departed as of the end of July. Both have been retained to complete projects in process on a contract basis. Neither position will be filled at this time.

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**Action Items:**

Hueftle asked for an **Investment Committee** to research and recommend an investment policy to the board. Keith Dubas and Linda Glause agreed to serve, Hueftle will ask Dale Curtis to serve also.

The **resignation of Jan Rodehorst** was accepted, Hueftle will provide a map of board members so members can be considering an appropriate replacement.

Hueftle will ask Marni Danhower to serve on the **business loan committee** in Jan's place.

**Report on HomeSCEDD:** The **Rural Workforce Housing Fund Contract** was reviewed, SCEDD was awarded \$274,770. These funds will be available after SCEDD has received NIFA funds as the full match must be in the bank prior to drawdown. The **NIFA Workforce Housing Contract** will be available soon. SCEDD was awarded about \$224,000.

Hueftle asked for input regarding the **placement of Rural Workforce Housing Funds**. The SCEDD staff is not pleased with the service at the bank that currently has SCEDD's match. Keeping the funds fully insured is also a problem as the fund will total nearly \$700,000. It was determined the Investment Committee will look into this.

Hueftle shared that the **St. Paul Spec House** is complete; an open house was held in August. Sixteen parties have inquired or toured the home. Mary Berlie made the motion to approve dropping the price to \$199,900; ask the opinion of Kay Meyer regarding appropriate pricing; and approve compensating Meyer Realty a flat fee of \$3000 if they show/sell the home.. Linda Glause seconded the motion, roll call vote provided unanimous approval.

The board was informed that SCEDD has been given notice of the **NE Affordable Housing Program Grant Award**, this will be \$20,000/year for two years for operating funds for housing.

Tim Zikmund motioned to **Ratify contracts** listed below, Theresa Puls seconded the motion, roll call vote provided unanimous approval.

- Contract with Village of Axtell for Nuisance Abatement, 2018
- Contract with Village of Loomis for Nuisance Abatement, 2018
- Contract with Village of Palmer for Grant Administration, Owner Occupied Rehab
- Contract with Village of Palmer for Professional Services Agreement - General Redevelopment Plan

The **next meeting will include a Strategic Planning Session at 3:00PM with the business meeting and dinner to follow at 5:30PM**. It will be held in Phelps County, Thursday, September 27, 2018.

Meeting was **adjourned** at 7:28PM.