

South Central Economic Development District, Inc.
5:30 PM, Thursday, September 27, 2018
Ag West Commodities, 415 West 4th Ave (Furthest East Door)
Holdrege, Phelps 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 August 2, 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, July 1, 2018 through August 31, 2018
 - b. Financial Reports as of August 31, 2018
- 8) Information Items:
 - a. Project Status Report, July & August
- 9) Action Items:
 - a. Report on HomeSCEDD:
 - i. Rural Workforce Housing Fund Award
 - ii. NIFA Workforce Housing Contract
 - iii. BigHorn
 - b. Update on NE Affordable Housing Program Grant Award
 - c. Investment Policy
 - d. EDA Partnership Planning Grant
- 10) Ratify contract(s):
 - a. Performance Planners: Event Planner for HomeNE Fall Gathering
- 11) Next Meeting: 5:30 PM business meeting & dinner, Thursday, November 29, 2018, Webster County, NE
- 12) Adjourn

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5:30 PM, Thursday, September 27, 2018
Ag West Commodities, 415 West 4th Ave (Furthest East Door)
Holdrege, Phelps County, NE
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 ensure community sustainability.*

The Board Meeting was called to order at 5:45 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 | Mike Feeken |
| Kearney | Robert Swanson | Merrick | Absent |
| Nuckolls | Absent | Phelps | Theresa Puls |
| Webster | Absent | Private Business | Absent |
| Stkhldr Org: CCC | Marni Danhauer | Construction: | Absent |
| Finance/Investment | Linda Glause | | |

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

The **agenda** for this meeting and the **minutes** of the August 2, 2018 meeting were approved. Theresa Puls made the motion, second by Marni Danhauer; unanimous approval.

Public Comment: No public comment.

Robert Swanson made the motion to approve the **Claims** for July 1, 2018 through August 31, 2018; Bobby Parks seconded the motion, roll call vote provided unanimous approval.

Raquel Felzien made the motion to accept the **Financial Reports as of August 31, 2018** for filing; Linda Glause seconded the motion, roll call vote provided unanimous approval.

Information Items:

Hueftle reviewed the **project status report** for July and August, noting that 3 economic development, 1 public works, and 2 owner occupied rehab housing CDBG applications are underway. She also reminded the board that the November meeting will include elections, budget consideration, and executive director evaluation; the executive committee will provide the evaluation, Puls and Blum will oversee the budget, and Hueftle will act as nominating committee.

Action Items:

Report on HomeSCEDD:

- The **NIFA Workforce Housing Contract** has been signed and funds received.

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.

- Two applications are in process for the **Rural Workforce Housing Fund** and SCEDD is considering using some of the fund for a project in Holdrege using a Vantage Pointe home.
- **BigHorn:** Adam stated that the home has not sold, and requests for showings have dwindled. He discussed the value to SCEDD of the learning process and recommended dropping the price to increase buyer interest. Dale Curtis made the motion to allow the net sale of the home for no less than \$180,000; Bob Swanson seconded the motion; roll call vote provided unanimous approval.

The contract for the **NE Affordable Housing Program Grant Award** of \$40,000 over two years for housing operating funds has been received. SCEDD did decrease the required match commitment to \$4,000.

Adams presented an **Investment Policy** for consideration by the board; he discussed the role of the investment committee and discussed the particulars of the policy. Mike Feeken made the motion to approve the policy, Mary Berlie seconded the motion. Roll call vote results: voting in favor: Barnett, Curtis, Glause, Danhauer, Berlie, Feeken, Felzien, Puls; voting opposed: Parks, Reiter, Swanson. Motion carried.

Hueftle informed the group that SCEDD has been invited by EDA to apply for a 3 year **Partnership Planning Grant**; this is funding SCEDD has received since becoming a designated EDD. The application will be for \$70,000/year and requires a match of \$70,000/year. Theresa Puls made the motion to approve this application and authorize Hueftle and/or Barnett to sign the application and all required documents. Bobby Parks seconded the motion, unanimous approval.

Theresa Puls motioned to **Ratify the contract** listed below; Robert Swanson seconded the motion, unanimous approval.

- **Performance Planners: Event Planner for HomeNE Fall Gathering**

Next Meeting: 5:30 PM business meeting & dinner, Thursday, November 29, 2018, Webster County, NE

Meeting was **adjourned** at 7:35 PM.