

**South Central Economic Development District, Inc.**  
**5:30 PM, Thursday, November 29, 2018**  
**Blue Hill Community/Senior Center, 555 W Gage St,**  
**Blue Hill, Webster 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 September 27, 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, September 1 through October 31, 2018
  - b. Financial Reports as of October 31, 2018
- 8) Information Items:
  - a. Project Status Report, September & October
- 9) Action/Discussion Items:
  - a. Report on HomeSCEDD:
    - i. Rural Workforce Housing Fund
    - ii. HomeSCEDD
    - iii. BigHorn
  - b. Approve CEDS
  - c. Approve Resolution to open Securities America Account
  - d. Conflict of Interest Policy
  - e. Adopt Strategic Plan
  - f. Approve 2019 Budget
  - g. Executive Committee – Summary of Evaluation of Executive Director and Recommendation to the SCEDD Board
  - h. Hueftle, Ferguson requests for cash out of PTO
  - i. Election of Officers
  - j. Determine date of next board meeting
- 10) Ratify contract(s):
  - a. Rural Workforce Housing Loan to McHargue Builders, Inc.
  - b. 5 Rule Rural Planning contract to complete Shelton Planning Project
  - c. Marvin and Associates contract to complete Elm Creek Planning Project
- 11) Next Meeting: 5:30 PM business meeting & dinner, **Thursday, January 24 or February 7, 2019**  
Adams 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, November 29, 2018**  
**Blue Hill Community/Senior Center, 555 W Gage St.**  
**Blue Hill, Webster 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 5:52 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	Absent	Hamilton	Bobby Parks
Harlan	Absent	Howard	Absent
Kearney	Robert Swanson	Merrick	Absent
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Jay Hall	Private Business	Matt Blum
Stkhldr Org: CCC	Absent	Construction:	Keith Dubas
Finance/Investment	Linda Glause		

**Introductions:** SCEDD Executive Director, Sharon Hueftle; Jennifer Reiman, Glenwood Telephone; Tricia Allen, Clerk-City of Blue Hill; Marilyn Alber, Council Member-City of Blue Hill

The **agenda** for this meeting and the **minutes** of the September 27, 2018 meeting were approved. Matt Blum made the motion, second by Dale Curtis; unanimous approval.

**Public Comment:** No public comment.

Bobby Parks made the motion to approve the **Claims** for September 1, 2018 through October 31, 2018; Raquel Felzien seconded the motion, roll call vote provided unanimous approval.

Matt Blum made the motion to accept the **Financial Reports as of October 31, 2018** for filing; Robert Swanson seconded the motion, roll call vote provided unanimous approval.

**Information Items:**

Hueftle reviewed the **project status report** for September and October as well as November activities. Highlights included the HomeNE Gathering and HomeNE Webinars, Nuisance Abatement Program, and the status of Webster County membership. Raquel and Trisha provided insight into the Nuisance Abatement program; Trisha also shared her experience with the Community Catalyst program.

**Action Items:**

**Report on HomeSCEDD:** Sharon reviewed the Housing Update provided by Deputy Director Levi Adam.

- **Rural Workforce Housing Fund:** The Loan committee approved two applications. One loan was executed and the first installment disbursed.

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- **HomeSCEDD:** Hueftle shared that SCEDD is working with PCDC to construct a Vantage Pointe Component home in Holdrege. Levi is also working with other communities to develop a pipeline of projects.
- **Big Horn:** The board considered two quotes:
  1. Change the living room to wood flooring
  2. Stage the living room and dining room.

Neither quote was considered. Dale Curtis moved to offer potential homebuyers a \$1500 flooring allowance; Dennis Reiter seconded the motion, roll call vote provided unanimous approval.

**Approve CEDS:** Hueftle reviewed the 2019-2023 Comprehensive Economic Development Strategy (CEDS) for the SCEDD Region. A copy will be provided to each county board when annual visits are made in the spring. Raquel Felzien moved to approve the **CEDS**; Theresa Puls seconded the motion, unanimous approval.

**Approve Resolution to open Securities America Account:** Hueftle presented the information regarding opening an additional Securities America Account as required by the RWHF Grant. Linda Glaus made a motion to approve the **Resolution to open Securities America Account**; Dale Curtis seconded the motion, roll call vote provided unanimous approval.

**Conflict of Interest:** Hueftle reviewed the Conflict of Interest Statement to the board. Each board member is asked to sign the Conflict of Interest Statement on an annual basis.

**Adopt Strategic Plan:** Hueftle presented the Strategic Plan as developed at the Strategic Planning session held prior to the September 29, 2018 board meeting. Jay Hall moved to adopt the **Strategic Plan**, second by Bobby Parks; unanimous approval.

**2019 Budget:** Hueftle presented the 2019 proposed budget. Theresa Puls moved to adopt the **2019 Budget**; second by Matt Blum; roll call vote provided unanimous approval.

President Barb Barnett presented the results of the **Executive Director Evaluation**, conducted by the officers. Dale Curtis moved to accept the results and approve a 4% increase in salary for Executive Director Hueftle. Linda Glaus seconded the motion; roll call vote provided unanimous approval.

Hueftle requested a **cash out of excess vacation** for herself and Lori Ferguson. Bob Swanson moved to approve both request; Matt Blum seconded the motion, roll call vote provided unanimous approval.

**Election of Officers:** Hueftle recommended the following slate of officers for 2019: Barb Barnett, President; Mike Feeken, Vice President; Theresa Puls, Treasurer; Matt Blum, Secretary. Raquel Felzien moved to accept the nomination of officers, seconded by Dale Curtis, unanimous approval by roll call vote.

The **January meeting** will held January 31, 2019; this is the usual date, the last Thursday of January.

Robert Swanson motioned to **ratify the contracts** listed below; Keith Dubas seconded the motion, unanimous approval.

- a. **Rural Workforce Housing Loan to McHargue Builders, Inc.**
- b. **5 Rule Rural Planning contract to complete Shelton Planning Project**
- c. **Marvin and Associates contract to complete Elm Creek Planning Project**

**Next Meeting: 5:30 PM business meeting & dinner, Thursday, January 31, 2019, Adams County, NE**

Meeting was **adjourned** at 7:42 PM.

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