

South Central Economic Development District, Inc.
5:30 PM, Thursday, March 28, 2019
Sozo American Cuisine in the Holiday Inn, 110 South 2nd
Kearney, Buffalo County, NE

***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 January 31, 2019 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, February 28, 2019
 - b. Financial Reports as of February 28, 2019
 - c. 2018 Auditor's Report, Joe Stump, AMGL
- 8) Information Items:
 - a. Project Status Reports, January 1 thru February 28, 2019
 - b. Housing update
- 9) Discussion/Action Items:
 - a. Resolution to Purchase Phelps County Development Corp (PCDC) Lot in Holdrege
 - b. Consider BigHorn Sales Price
 - c. EDA Peer Review Evaluation
- 10) Ratify contract(s):
 - a. Contract with City of Blue Hill for Nuisance Abatement, 2019
 - b. Contract with City of Clay Center for Nuisance Abatement, 2019
 - c. Contract with City of Superior for Nuisance Abatement, 2019
 - d. Contract with City of Franklin for Professional Services, 18-HO-34055
 - e. Contract with City of Hastings for Professional Services, 18-ED-003
 - f. Contract with City of Sutton for Professional Services, 18-PP-014
 - g. Contract with City of Wood River for Professional Services, 18-PW-016
 - h. Rural Workforce Housing Loan to Beyond Blueprints
 - i. Agreement with PCDC to purchase Logan Street Property in Holdrege
- 11) Next Meeting: Thursday, May 30, 2019, Clay 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.

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5:30 PM, Thursday, March 28, 2019
Sozo American Cuisine in the Holiday Inn, 110 South 2nd
Kearney, Buffalo 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 5:40 PM by President Barb Barnett.

Open Public Meeting Procedures: President Barb Barnett indicated 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	Timothy Higgins
Clay	Barb Barnett	Franklin	Absent
Hall	Mary Berlie	Hamilton	Absent
Harlan	Absent	Howard	Mike Feeken
Kearney	Bob Swanson	Merrick	Edward Dexter
Nuckolls	Tim Zikmund	Phelps	Absent
Private Business	Linda Glaus	Private Business	Absent
Stkhldr Org: CCC	Absent	Stkhldr Org/Const:	Keith Dubas

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

The **agenda** for this meeting and the **minutes** of the January 31, 2019 meeting were approved. Dale Curtis made the motion, second by Bob Swanson; unanimous approval.

Public Comment: No public comment.

Ed Dexter made the motion to approve the **Claims** for January 1, 2019 through February 28, 2019; Dale Curtis seconded the motion, roll call vote provided unanimous approval.

Linda Glaus made the motion to accept the **Financial Reports as of February 28, 2019** for filing; Mike Feeken seconded the motion, roll call vote provided unanimous approval.

Auditor's Report – Joe Stump with Almquist, Maltzahn, Galloway & Luth, PC presented the Auditor's Report. Dale Curtis moved to approve the auditor's report for fiscal year 2018. Second by Keith Dubas; roll call vote provided unanimous approval.

Information Items:

- a. Levi Adam and Hueftle reviewed the **project status report** for January 1 to February 28, 2019.
- b. Adam provided a **Housing Update**, reviewing the showings of the Bighorn, details of the offer received, and comments from the Realtor. He also discussed the Logan Project: a Vantage Pointe spec home to be placed at 11th and Logan in Holdrege.
- c. Keith Dubas discussed the **CCC home built by students** that will auction May 1.

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Action/Discussion Items:

- a. Resolution to Purchase Phelps County Development Corp (PCDC) Lot in Holdrege. Hueftle presented the Resolution to Purchase the PCDC Lot in Holdrege. Dale Curtis motioned to approve the resolution; Tim Zikmund seconded the motion; roll call vote provided unanimous approval. This was a requirement of the title insurance.
- b. **Consider BigHorn Sales Price:** Tim Zikmund made the motion to give the Executive Committee (SCEDD Officers) full authority to accept, reject, or counter offers received for the sale of the Bighorn; Bob Swanson seconded the motion; roll call vote provided unanimous approval.
- c. **EDA Peer Review Evaluation.** Hueftle reviewed the results of the EDA Peer Review Evaluation held in February. Linda Glaus made a motion to accept the report; Ed Dexter seconded the motion; unanimous approval.

Ratify Contracts: Bob Swanson motioned to **ratify the contracts** listed below; Tim Higgins seconded the motion, roll call vote provided unanimous approval.

- a. **Contract with City of Blue Hill for Nuisance Abatement, 2019**
- b. **Contract with City of Clay Center for Nuisance Abatement, 2019**
- c. **Contract with City of Superior for Nuisance Abatement, 2019**
- d. **Contract with City of Franklin for Professional Services, 18-HO-34055**
- e. **Contract with City of Hastings for Professional Services, 18-ED-003**
- f. **Contract with City of Sutton for Professional Services, 18-PP-014**
- g. **Contract with City of Wood River for Professional Services, 18-PW-016**
- h. **Rural Workforce Housing Loan to Beyond Blueprints**
- i. **Agreement with PCDC to purchase Logan Street Property in Holdrege**

Next Meeting: 5:30 PM business meeting & dinner, Thursday, May 30, 2019, Clay County, NE

Meeting was **adjourned** at 7:25 PM.