

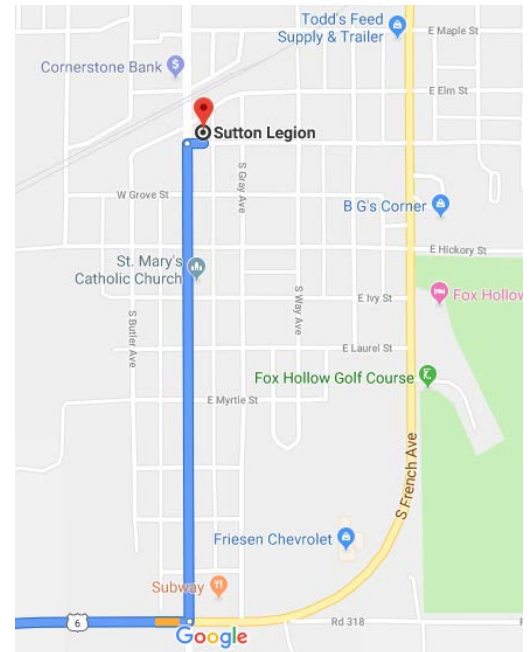
**South Central Economic Development District, Inc.**  
**5:30 PM, Thursday, May 30, 2019**  
**Sutton Legion, 103 E Forrest St, Sutton, Clay County, NE**

***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 March 28, 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**
  - b. **Financial Reports as of April 30, 2019**
  - c. **Investment Reports for RWHF & Catalyst Funds**
- 8) **Information Items:**
  - a. **Project Status Reports**
  - b. **Housing update:**
    - i. Logan House, Holdrege
    - ii. BigHorn House, St. Paul
    - iii. McHargue's loan for spec house, Central City
    - iv. Beyond Blueprints loan for spec house, St. Paul
- 9) **Discussion/Action Items:**
  - a. **D&O Policy**
  - b. **Accept resignation of Business Representative to the Board: Matthew Blum**
  - c. **Appoint Board Secretary due to resignation of Matthew Blum**
  - d. **Appoint member of the Housing Committee due to resignation of Matthew Blum**
  - e. **Consider SCEDD Board replacement for Matthew Blum**
  - f. **Appoint member to the Loan Committee to fill seat vacated by Kent Carlson**
  - g. **Set 2020 Annual Dues**
  - h. **Set November Board meeting date (the last Thursday is Thanksgiving)**
- 10) **Ratify contract(s):**
  - a. **Loan Agreement with SHABRI, LLC**
  - b. **Loan Agreement with Zabuni Specialty Coffee Auction, LLC**
  - c. **Purchase Agreement for Sale of BigHorn**
  - d. **Contract with City of Clay Center for Nuisance Abatement, 2019**
  - e. **Contract with City of Fairfield for Nuisance Abatement, 2019**
- 11) **Next Meeting: 5:30PM Thursday, July 25, 2019, Franklin 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, March 28, 2019**  
**Sozo American Cuisine in the Holiday Inn, 110 South 2<sup>nd</sup>**  
**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**

<b>Adams</b>	Dale Curtis	<b>Buffalo</b>	Timothy Higgins
<b>Clay</b>	Barb Barnett	<b>Franklin</b>	Absent
<b>Hall</b>	Mary Berlie	<b>Hamilton</b>	Absent
<b>Harlan</b>	Absent	<b>Howard</b>	Mike Feeken
<b>Kearney</b>	Bob Swanson	<b>Merrick</b>	Edward Dexter
<b>Nuckolls</b>	Tim Zikmund	<b>Phelps</b>	Absent
<b>Private Business</b>	Linda Glaus	<b>Private Business</b>	Absent
<b>Stkhldr Org: CCC</b>	Absent	<b>Stkhldr Org/Const:</b>	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 11<sup>th</sup> 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.