

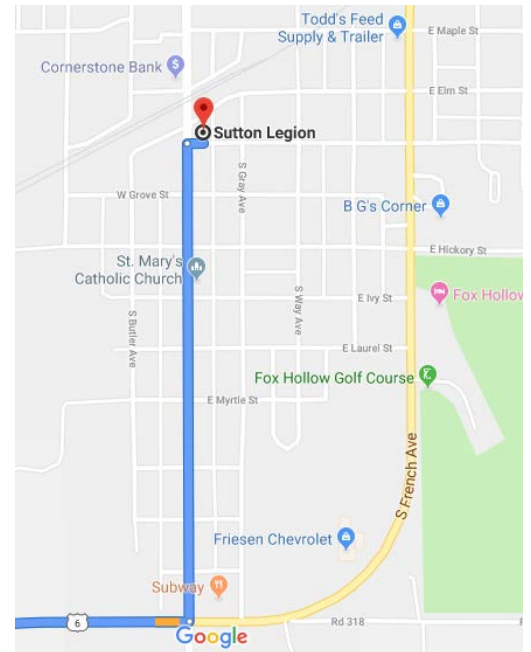
South Central Economic Development District, Inc.
5:30 PM, Thursday, May 30, 2019
Sutton Legion, 103 E Forrest St, Sutton, Clay County, NE

***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
Sutton Legion, 103 E Forrest St
Sutton, Clay 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 5:43 PM by Treasurer Theresa Puls.

Open Public Meeting Procedures: Treasurer Theresa Puls 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 | Absent |
| Clay | Absent | Franklin | Raquel Felzien |
| Hall | Mary Berlie | Hamilton | Bobby Parks |
| Harlan | Bill Hogeland | Howard | Absent |
| Kearney | Bob Swanson | Merrick | Edward Dexter |
| Nuckolls | Absent | Phelps | Theresa Puls |
| Webster | Brenda Trumble | Private Business | Linda Glause |
| Stkhldr Org: CCC | Marni Danhauer | 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 March 28, 2019 meeting were approved; Raquel Felzien made the motion, second by Linda Glause; unanimous approval.

Public Comment: No public comment.

Bobby Parks made the motion to approve the **Claims** for March 1, 2019 through April 30, 2019 and accept the **Financial Reports as of April 30, 2019** for filing; Edward Dexter seconded the motion; roll call vote provided unanimous approval.

Edward Dexter made the motion to accept the **Investment Reports as of April 30, 2019**; Dale Curtis seconded the motion; roll call vote provided unanimous approval.

Information Items:

- a. Levi Adam reviewed the **project status report** for March 1 to April 30, 2019. The Owner Occupied Rehab Grants for Franklin and Elm Creek are awaiting the release of funds. The Franklin planning project was completed and the Elm Creek planning project is scheduled for completion in June. Levi reviewed the Economic Developers Forum that SCEDD hosted in Kearney on April 1st. Attendees heard from Eric Thompson (UNL) and Bree Dority (UNK) regarding the Thriving Index.
- b. Adam provided the **Housing Update Report**.
 - Logan House, Holdrege: The project is scheduled to be completed in the August – September time frame. SCEDD is currently waiting to hear back from Vantage Pointe on the total cost of the home.
 - BigHorn House, St. Paul: The Bighorn sale is scheduled to close June 12.

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- McHargue's loan for spec house, Central City: The project is nearing completion. The carpet will be installed on June 6.
- Beyond Blueprints loan for spec house, St. Paul: The phase 1 payment was disbursed, the project is currently in phase 2 and already has a shingled roof.

Action/Discussion Items:

- D&O Policy:** Hueftle explained that the current liability policy does not cover loan programs, and presented an additional policy that could be purchased to cover lending practices; the board directed Hueftle to have the attorney review the additional policy and bring findings to the July board meeting.
- Hueftle shared that Matt Blum has moved to Minnesota. Dale Curtis made a motion to **accept the resignation of Matthew Blum from the SCEDD Board**, Bobby Parks seconded the motion; roll call vote provided unanimous approval.
- Mary Berlie made a motion to **appoint Bobby Parks as the SCEDD Board Secretary** to replace Matt Blum; Marni Danhauer seconded the motion; roll call vote provided unanimous approval.
- Bobby Parks made a motion to **appoint Edward Dexter to the Housing Loan Committee** to replace Matt Blum; Raquel Felzien seconded the motion; roll call vote provided unanimous approval.
- Hueftle asked the board to **consider SCEDD Board member replacement** for Matthew Blum. The board would like to see a schedule of current board member expertise and identify areas of lack before considering the appointment of a new board member.
- Hueftle informed the board that the business loan committee was short a member since Kent Carlson was not re-elected. Raquel Felzien made a **motion to appoint Bill Hogeland to the Business Loan Committee**; Mary Berlie seconded the motion; roll call vote provided unanimous approval.
- Linda Glause made a motion to **maintain the SCEDD Annual Membership dues at \$5,000 per county**; Mary Berlie seconded the motion; roll call vote provided unanimous approval.
- Due to the last Thursday in November being Thanksgiving, the **SCEDD November Board meeting will be held on Thursday, November 21.**

Ratify Contracts: Keith Dubas motioned to **ratify the contracts** listed below; Dale Curtis seconded the motion, unanimous approval.

- Loan Agreement with SHABRI, LLC**
- Loan Agreement with Zabuni Specialty Coffee Auction, LLC**
- Purchase Agreement for Sale of BigHorn**
- Contract with City of Clay Center for Nuisance Abatement, 2019**
- Contract with City of Fairfield for Nuisance Abatement, 2019**

Next Meeting: 5:30 PM business meeting & dinner, Thursday, July 25, 2019, Franklin County, NE

Meeting was **adjourned** at 7:16 PM.