

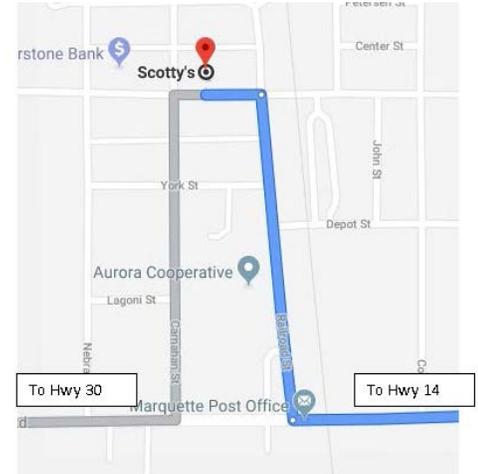
South Central Economic Development District, Inc.
5:30 PM, Thursday, November 21, 2019
Scotty's Bar & Grill, 415 Marquis Ave,
Marquette, Hamilton County, NE

***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 October 2, 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, Sept 1 through Oct 31, 2019
 - b. Financial Reports as of October 31, 2019
 - c. Investment Reports for RWHF & Catalyst Funds
- 8) Information Items:
 - a. Project Status Reports
 - b. Housing update:
 - i. Logan House, Holdrege
 - ii. Beyond Blueprints loan for spec house, St. Paul
 - iii. Covenant LLC loan for Rehab, Holdrege
- 9) Discussion/Action Items:
 - a. Role of County Board in "Housing as a Community Asset"
 - b. Approve Executive Director to sign documents for EDA Partnership Planning Grant.
 - c. Approve Executive Director to sign documents for EDA Disaster Supplemental Grant.
 - d. Executive Committee – Summary of Evaluation of Executive Director and Recommendation to the SCEDD Board
 - e. Hueftle, Ferguson request for cash out of excess paid time off
 - f. Adopt Strategic Plan
 - g. Adopt 2019 Budget
 - h. Election of Officers
 - i. Conflict of Interest Policy
 - j. Determine date of January board meeting
- 10) Next Meeting: 5:30PM Board Meeting & Meal, **January , 2019**, Harlan County, NE
- 11) 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 21, 2019
Scotty's Bar & Grill, 415 Marquis Ave, Marquette, Hamilton 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 5:35 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	Absent
Clay	Barb Barnett	Franklin	Absent
Hall	Mary Berlie	Hamilton	Bobby Parks
Harlan	Absent	Howard	Mike Feeken
Kearney	Absent	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Absent
Stkhldr Org: CCC	Marni Danhauer	Stkhldr Org/Const:	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle; Chris Anderson, Central City Administrator

The **agenda** for this meeting and the **minutes** of the October 3, 2019 meeting were approved with a correction as noted; Dale Curtis made the motion, second by Marni Danhauer; unanimous approval.

No Public Comment.

Bobby Parkes made the motion to approve the **Claims for September 1, 2019 through October 31, 2019**; Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Ed Dexter made the motion accept the **Financial Reports as of October 31, 2019** for filing; Dale Curtis seconded the motion; roll call vote provided unanimous approval.

Bobby Parks made the motion to accept the **Investment Reports as of October 31, 2019** for filing; Mary Berlie seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle reviewed the **project status report** for September 1 to October 31, 2019. Hueftle noted that Levi completed a housing study for Central City; Chris Anderson informed the board, "I have seen a lot of housing studies over the years and this is the best one I've seen. We will use many actionable items". Hueftle also shared the success of the HomeNE Gathering in Holdrege, noted that Nuisance is wrapping up for the year, and staff is awaiting the announcement of 4 grant applications submitted this fall.

Hueftle provided the **housing update report:**

- Blue Hill CRA & Council utilized the TIF templates SCEDD and Midwest Housing Development Fund partnered to create with the Cline Williams law firm. SCEDD will be sending out a Request for Proposals to

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contractors and modular home manufacturers for placement of a house on a lot in Blue Hill. Once a proposal has been selected, SCEDD will be seeking Rural Workforce funds.

- Logan House, Holdrege: basement is to be dug Dec 1 with projected completion in January.
- Beyond Blueprints loan for spec house, St. Paul: The Ribbon Cutting and Open House will be held on Tuesday, December 10 at 10:00 am.
- Covenant LLC loan for Rehab, Holdrege: projected completion date of January.

Action/Discussion Items:

Hueftle proposed that the County Board members consider **Housing as a Community Asset**, and what role they could fill in in promoting this. County and City governmental entities receive funding via property taxes, and available and adequate housing is a major barrier to growth in many communities. Since County Officials are the keeper of the delinquent tax information, it would be beneficial for them to take note of the properties on the list and call it to the attention of the economic development and/or housing entities in their community. This could keep homes from falling in to disrepair and being abandoned, and could serve to support the tax base as well as promote safe/adequate housing for new residents.

Dale Curtis made a motion to approve the Corporate Resolutions to **approve the Executive Director to sign documents and obligate matching funds for an EDA Partnership Planning Grant and and EDA Disaster Supplemental Grant**. Ed Dexter seconded the motion; roll call vote provided unanimous approval.

President Barb Barnett presented the results of the **Executive Director Evaluation**, conducted by the officers. Mary Berlie moved to accept the results and approve a 3% increase in salary for Executive Director Hueftle. Keith Dubas seconded the motion; roll call vote provided unanimous approval. The board asked for a review of other EDD Directors salaries prior to the December 2020 meeting.

Hueftle requested a **cash out of excess PTO** for herself and Lori Ferguson. Dale Curtis moved to approve both requests; seconded by Marni Danhauer; roll call vote provided unanimous approval.

Hueftle presented the Strategic Plan as developed at the Strategic Planning session held prior to the October 3, 2019 board meeting. Mike Feeken moved to **adopt the Strategic Plan**; seconded by Theresa Puls; unanimous approval.

Hueftle presented the 2020 proposed budget. It was recommended that the budget for Equipment be increased by \$17,000 for replacement of the 2012 Impala. Theresa Puls made a motion to adopt the 2020 Budget with the car; seconded by Bobby Parks; roll call vote provided unanimous approval of the attendees present; Mary Berlie left the meeting prior to agenda item.

Hueftle recommended the following slate of officers for 2020: Barb Barnett, President; Dale Curtis, Vice President; Theresa Puls, Treasurer; Bobby Parks, Secretary. Gene Horne moved to **accept the nomination of officers**; seconded by Ed Dexter; approval by roll call vote of the attendees present with Dale Curtis abstaining from the vote. Mary Berlie left the meeting prior to agenda item.

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

Discussion was held regarding the date of the **January 2020 board meeting**, as conflicts have caused issues with getting a quorum in the past. The meeting will be held on Thursday, January 30, 2020 in Harlan County.

Next Meeting: 5:30 PM business meeting & dinner, Thursday, January 30, 2020, Harlan County, NE.

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