

South Central Economic Development District, Inc.

5:30 PM, Thursday, March 26, 2020

Virtual Meeting Link - www.scedd.us

***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 30, 2020 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 February 29, 2020
 - c. Investment Reports for RWHF & Catalyst Funds
- 8) **Information Items:**
 - a. Project Status Reports
 - b. Housing update
- 9) **Discussion/Action Items:**
 - a. Appoint 2 members to the SCEDD Business Loan Committee
 - b. Public Hearing for 2018 TFTA 34021 Technical Assistance Grant
 - c. Public Hearing for 2020 TFTA Grant Application
 - d. Approval of 2020 TFTA Grant Application
 - e. Discuss/Set Realtor Fee for Logan House
 - f. Staffing Update
 - g. Request for Proposal for Auditor
 - h. Covid-19 practices/policies
- 10) **Ratify contracts and loan amendment:**
 - a. Contract with Sherwood Foundation for Community Catalyst 2020
 - b. Contract with the City of Minden for Professional Services for a Housing Study
 - c. Contract with the City of Hastings for Professional Services, 19-DTR-103
 - d. Contract with the City of Superior for Professional Services, 18-TFHP-34091
 - e. Contract with the City of Sutton for Professional Services, 19-DTR-107
 - f. Contract with the City of Wood River for Professional Services, 19-DTR-108
 - g. Contract with the City of Wood River for Professional Services, 19-EM-003
 - h. Contract with the City of Wood River for Professional Services, 19-TFDR-34089
 - i. Contract with the City of Wood River for Construction Management, 18-PW-016
 - j. Shabri, LLC Loan Amendment

11) Next Meeting: 5:30PM Board Meeting & Meal, May 28, 2020, Phelps 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, January 30, 2020
Tommy Gunz, 1607 South Locust, Suite B
Grand Island, Hall 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 5:38 PM by Vice-President Dale Curtis

Open Public Meeting Procedures: Vice-President Dale Curtis indicated the open meetings law was in effect and a copy of the law was available in the meeting room. President Barb Barnett arrived at 5:40PM.

Roll Call

Adams	Dale Curtis	Buffalo	Absent
Clay	Barb Barnett	Franklin	Raquel Felzien
Hall	Mary Berlie	Hamilton	Bobby Parks
Harlan	Absent	Howard	Absent
Kearney	Robert Swanson	Merrick	Edward Dexter
Nuckolls	Tim Zikmund	Phelps	Absent
Webster	Brenda Trumble	Private Business	Linda Glause
Stkhldr Org: CCC	Marni Danhauer	Stkhldr Org/Const:	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle

The **agenda** for this meeting and the **minutes** of the November 21, 2019 meeting were approved; Raquel Felzien made the motion, second by Ed Dexter; unanimous approval.

No **Public Comment**.

Ed Dexter made the motion to approve the **Claims for November 1, 2019 through December 31, 2019**; Marni Danhauer seconded the motion; roll call vote provided unanimous approval.

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

Dale Curtis made the motion to accept the **Investment Reports as of December 31, 2019** for filing; Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle reviewed the **project status report** for November 1 to December 31, 2019.

Hueftle provided the **housing update report:** Currently there is about \$247,000 available in rural Workforce funds to be loaned for projects in addition to \$150,000 of SCEDD funds to be use for housing (BigHorn).

Projects awarded or in planning stages:

- Logan House, Holdrege: the lot has been staked and the basement is scheduled for excavation the week of February 3.

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- Beyond Blueprints loan for spec house, St. Paul: ribbon cutting was held in December and the house is on the market.
- Covenant LLC loan for Rehab, Holdrege: scheduled for completion in February.
- Blue Hill Project: SCEDD sent a request for proposals to contractors and modular home companies for a 3 bedroom, 2 bath, 1200-1400 square foot home on a full-unfinished basement with a 2-car garage, to be built on the available lot in Blue Hill. No responses were received, we are working with 2 modular companies to partner proposals.

Action/Discussion Items:

a. 2020 Nebraska Affordable Housing Trust Fund, Non-Profit Operating Assistance Application:

Ed Dexter made a motion to approve SCEDD's submission of an application for the Nebraska Affordable Housing Trust Fund, Non-Profit Operating Assistance, and Sharon Hueftle, Executive Director, to sign the application. Keith Dubas seconded the motion; unanimous approval.

Ratify Contracts: Tim Zikmund motioned to **ratify the contract** listed below; Ed Dexter seconded the motion, unanimous approval.

- a. Contract with Village of Shelton for Professional Services, 19-TFHO-34008

Next Meeting: 5:30 PM business meeting & dinner, Thursday, March 26, 2020, Howard County, NE.

Meeting was **adjourned** at 6:24 PM.