

South Central Economic Development District, Inc.

5:30 PM, Thursday, May 28, 2020

Holdrege, Phelps County, NE

Virtual Meeting Link - <https://us02web.zoom.us/j/85880237919>

***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 26, 2020 Meeting and May 14, 2020 SPECIAL 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. Review of Audit
 - b. Approval of Claims
 - c. Financial Reports as of April 30, 2020
 - d. Investment Reports for RWHF & Catalyst Funds
- 8) Information Items:**
 - a. Project Status Reports
 - b. Housing update
- 9) Discussion/Action Items:**
 - a. Discuss/Set Realtor Fee for Logan House
 - b. Staffing Update
 - c. Set 2021 Annual Dues
 - d. Set 2020 November Board meeting date as the last Thursday is Thanksgiving; options are Nov 19 or Dec 3.
 - e. Consider/Approve EDA CARES Act Supplemental Award
 - f. Authorize Executive Director to submit application and sign all contracts and documents associated with the EDA CARES Act Supplemental Award
- 10) Ratify contracts and loan amendment:**
 - a. Contract with City of Blue Hill for Nuisance Abatement, BH-NA-20
 - b. Contract with the City of Fairfield for Nuisance Abatement, FFLD-NA-20
 - c. Contract with the City of Franklin for Nuisance Abatement, FRAN-NA-20
- 11) Next Meeting: 5:30PM Board Meeting & Meal, July 30, 2020, Howard 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, May 28, 2020

Virtual Meeting

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 Vice-President Dale Curtis. A motion was made to open the meeting by Theresa Puls, seconded by Edward Dexter, unanimous decision to start the meeting.

Open Public Meeting Procedures: Vice-President Curtis indicated the open meetings law was in effect and a copy of the law was available virtually.

Roll Call

Adams	Dale Curtis	Buffalo	Absent
Clay	Absent	Franklin	Raquel Felzien
Hall	Absent	Hamilton	Bobby Parks
Harlan	Absent	Howard	Michael Coghlan
Kearney	Robert Swanson	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Absent	Private Business	Linda Glause
Stkhldr Org/CCC	Marni Danhauer	Stkhldr Org/Const	Keith Dubas

Meeting was Called to order

Introductions: SCEDD Executive Director, Sharon Hueftle and AMGL Auditor, Jamie Clements.

The **agenda** for this meeting was amended to remove “& Dinner”, amended agenda was approved; Theresa Puls made the motion, second by Raquel Felzien; unanimous approval.

The **minutes** of the March 26, 2020 meeting and the May 14, 2020 Special Meeting were approved; Edward Dexter made the motion, second by Marni Danhauer; unanimous approval.

No Public Comment.

Audit: Jamie Clemens from AMGL presented preliminary audit results and discussed the auditor’s letter and reports. Sharon asked to review the reports and bring the final audit to the board for acceptance in July.

Edward Dexter made the motion to approve the **Claims for March 1, 2020 through April 30, 2020**; Bobby Parks seconded the motion; roll call vote provided unanimous approval.

Theresa Puls made the motion accept the **Financial Reports as of April 30, 2020** for filing; Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Edward Dexter made the motion to accept the **Investment Reports as of April 30, 2020** for filing; Marni Danhauer seconded the motion; roll call vote provided unanimous approval.

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Information Items:

Sharon Hueftle reviewed the **project status report** for March 1 through April 30, 2020.

Hueftle provided the **housing update report**: Currently there is about \$232,000 available in rural Workforce funds to be loaned for projects. Projects awarded or in planning stages:

- Logan House, Holdrege: nearly complete.
- Beyond Blueprints loan for spec house, St. Paul: is under contract and set to close on June 12.
- Covenant LLC loan for Rehab, Holdrege: The house is under contract.
- Blue Hill Project: one contractor plans to submit a quote for the June Blue Hill Council meeting.

Discussion/Action Items:

- **Set Sales Price, Realtor Fee for Logan House:** Theresa Puls motioned to put the house “For Sale by Owner” at \$225,000, offering real estate agent seller’s fee of 2.4%. If the house is not sold by June 30, the Housing Committee will convene and determine any adjustments in the listing, price, etc. Ed Dexter seconded the motion, roll call vote provided unanimous approval.
- **Staffing Update:** Sharon shared that hiring for a community consultant and Deputy Director were on hold due to COVID and the inability to conduct interviews in person.
- Theresa Puls made a motion to **set the annual membership dues** at \$5000 for 2021, seconded by Bob Swanson, roll call vote provided unanimous approval.
- Discussion was held regarding the **November 2020 board meeting** date, as Thanksgiving is the last Thursday of the month. Ed Dexter made a motion to have the Board meeting on November 19, 2020, seconded by Teresa Puls, motion carried by unanimous decision. (Raquel Felzien left the meeting after this vote)
- Sharon reviewed the **EDA CARES Act Supplemental Award** and shared that SCEDD was invited to apply for up to \$400,000, no match required. Bob Swanson made a motion to Approve the Application by SCEDD for \$400,000, and **authorize the Executive Director** to submit and sign all documents associated with the EDA CARES Act Supplemental Award; seconded by Mike Coghlan; roll call vote provided unanimous approval.

Ratify Contracts: Edward Dexter motioned to **ratify the contract** listed below; Theresa Puls seconded the motion, unanimous approval.

- a. Contract with City of Blue Hill for Nuisance Abatement, BH-NA-20
- b. Contract with the City of Fairfield for Nuisance Abatement, FFLD-NA-20
- c. Contract with the City of Franklin for Nuisance Abatement, FRAN-NA-20

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

Bobby Parks made a motion to **adjourn the meeting**, seconded by Ed Dexter; motion carried by unanimous decision. Meeting was adjourned at 6:58 PM.