

South Central Economic Development District, Inc.

5:30 PM, Thursday, January 28, 2021

Via Zoom

<https://us02web.zoom.us/j/81805867686?pwd=Z1FvT3NFU0pjM29jNXo4NW1uQUxJUT09>

OR dial: 346 248 7799

Meeting ID: 818 0586 7686; Passcode: 131871

***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:

- 1) Open Public Meeting Procedures
- 2) Call to Order/Roll Call
- 3) Introductions
- 4) Agenda Approval
- 5) Minutes of December 10, 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, Nov 1 through Dec 31, 2020
 - b. Financial Reports as of December 31, 2020
 - c. Investment Reports for RWHF & Catalyst Funds
- 8) Information Items:
 - a. Project Status Reports
 - b. Housing Projects & Housing Loan Committee update
 - c. Staff Update
- 9) Discussion/Action Items:
 - a. Discussion of Workforce Development ideas
 - b. Discussion of SCEDD Expansion into Housing Development/Rehab
 - c. Determine format of 2021 Meetings: Zoom, in person, or both as long as Zoom is legal
 - d. Banking Resolution for NDN-CR Account at First State Bank of Minden
- 10) Ratify contract(s):
 - a. Central City Public Schools Hazard Mitigation Grant Administration
 - b. Franklin Nuisance Abatement for 2021
 - c. Sherwood amendment to 2020 grant for 2021
- 11) Next Meeting: 5:30PM Board Meeting, **Location TBA**
- 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, December 10, 2020
Prairie Creek Vineyard & Winery, 1600 16th Street,
Central City, Merrick County, NE
Meeting Minutes

***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 ensure community sustainability.*

The Board Meeting was called to order at 6:00 PM by President Barb Barnett.

Open Public Meeting Procedures: President Barnett indicated the open meetings law was in effect and a copy of the law was available in the room.

Roll Call

Adams	Dale Curtis	Buffalo	Absent
Clay	Barb Barnett	Franklin	Raquel Felzien
Hall	Mary Berlie	Hamilton	Roger Nunnenkamp
Harlan	Absent	Howard	Absent
Kearney	Bob Swanson via Zoom	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Brenda Trumble	Private Business	Linda Glause
Stkhldr Org/CCC	Marni Danhauer	Stkhldr Org/Const	Absent

Introductions: SCEDD Executive Director, Sharon Hueftle; Marlin Seeman & Eric Melcher, City of Aurora; Chris Anderson, City of Central City; Laban & Cora Njuguna, Zabuni Specialty Coffee.

Laban & Cora Njuguna provided an overview of their business, Zabuni Specialty Coffee, and updated them on their activities.

The **agenda** for was approved; Raquel Felzien made the motion, Dale Curtis seconded, unanimous vote.

The **minutes** of the September 24, 2020 meeting were approved; Raquel Felzien made the motion, Ed Dexter seconded, unanimous vote.

No Public Comment.

Financial Reports:

Dale Curtis made the motion to approve the **Claims for September 1, 2020 through October 31, 2020**; Linda Glause seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the financial reports, noting the purchase of the 2020 Ford Focus. Ed Dexter made the motion to accept the **Financial Reports as of October 31, 2020** for filing; Marni Danhauer seconded the motion; roll call vote provided unanimous approval.

Raquel Felzien made the motion to accept the **Investment Reports as of October 31, 2020 and November 30, 2020** for filing; Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle reviewed the **project status report** for September 1 through October 31, 2020 and discussed

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the success of the Landlord Assistance Program. The Landlord Assistance Program was a grant provided by the Nebraska Department of Health & Human Services (NE DHHS) and a grant from the Nebraska Children & Family Foundation (NCFE). NE DHHS provided \$194,722.62 in assistance with \$25,000 in Grant Administration. NCFE provided \$57,959.81 for the program. There is currently \$42,081.93 remaining in the NCFE allocation.

The **housing update report** included a report that the basement is in for the Blue Hill house, the home will start when material prices decrease. Currently the total Rural Workforce Housing Fund is available for projects.

Hueftle suggested that anyone that missed the September meeting can call for a **Recap of the Strategic Planning Session**.

Discussion/Action Items:

Ed Dexter made the motion to **approve Resolutions** to open new account at FirstTier Bank and an additional Securities America account, Linda Glause seconded the motion; roll call vote provided unanimous approval.

Dale Curtis made a motion to **approve the Updated Succession Plan**; seconded by Raquel Felzien, unanimous approval.

Hueftle asked each board member to review, sign, and return the Conflict of Interest Policy. This is done annually.

Hueftle presented the Strategic Plan as developed at the Strategic Planning session held prior to the September 24, 2020 board meeting. Theresa Puls made a motion to **adopt the 2021 Strategic Plan**; Dale Curtis seconded the motion, unanimous approval.

Barb Barnett reviewed the **Evaluation of Executive Director** conducted by the Executive Committee. Dale Curtis moved to approve a 3% increase in salary for Executive Director Hueftle, Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Hueftle presented the 2021 proposed budget and a variety of options for staff benefits that could be added to the budget. Theresa Puls made a motion to **approve the budget with an additional \$60,000** in expenses for staff personal development and employee health insurance, seconded by Raquel Felzien; Roll call vote provided unanimous approval.

Hueftle requested a **cash out of excess PTO** for herself and Lori Ferguson, not to exceed 80 hours each, approximate cash impact of \$3,000. Mary Berlie moved to approve the both requests, seconded by Brenda Trumble; roll call vote provided unanimous approval.

Election of Officers: Hueftle recommended the following slate of officers for 2021: Barb Barnett, President; Dale Curtis, Vice President; Theresa Puls, Treasurer; Raquel Felzien, Secretary. Mary Berlie moved to **accept the nomination of officers** seconded by Ed Dexter, Roger Nunnekamp moved that nominations cease, unanimous approval.

Ratify Contracts: Mary Berlie motioned to **ratify the contracts** listed below; Ed Dexter seconded the motion, unanimous approval.

- Contract with the Village of Axtell for Nuisance Abatement.
- Amendment to Contract with Nebraska Department of Economic Development for PY19-20
- Contract with the Nebraska Department of Economic Development for Affordable Housing Trust Fund – Technical Assistance Grant
- License Agreement with Breaking Point Solutions LLC, DBA GEO Partners, LLC (for Broadband Crowd-Sourced Mapping with CARES Act Funds)

Next Meeting: 5:30PM Board Meeting & Meal, January 28, 2021, Nuckolls County, NE

Raquel Felzien made a motion to **adjourn the meeting**, seconded by Brenda Trumble; meeting was adjourned at 7:34 PM.

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