

South Central Economic Development District, Inc.

5:30 PM, Thursday, March 25, 2021

**Superior Country Club, 3628 Road E, Superior,
Nuckolls County, Nebraska & via Zoom**

<https://us02web.zoom.us/j/83761312620?pwd=Rnc2VisvYmtpS1MxLzR0ZEZlYnRFQT09#success>

OR dial: 312-626-6799

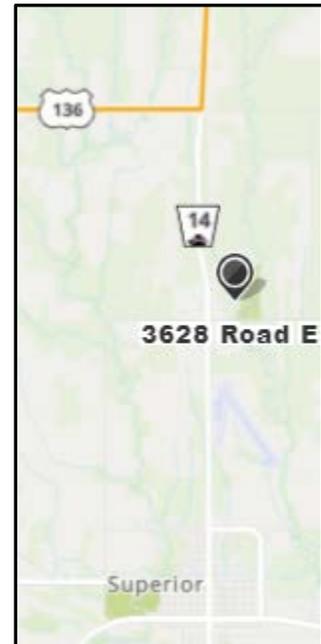
Meeting ID: 8837 6131 2620; Passcode: 057785

***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 January 28, 2021 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, Jan 1 through Feb 28, 2021
 - b. Financial Reports as of February 28, 2021
 - 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. Update Covid-19 practices/policies
- 10) Ratify contract(s):
 - a. Professional Service Agreement, City of Wood River, Construction Management Services
 - b. Fairfield Nuisance Abatement for 2021
- 11) Next Meeting: **5:30PM Board Meeting, Thursday, May 27, 2021, Phelps County, NE**
- 12) Adjourn



South Central Economic Development District, Inc.
5:30 PM, Thursday, January 28, 2021
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 5:30 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	Timothy Higgins
Clay	Barb Barnett	Franklin	Absent
Hall	Absent	Hamilton	Roger Nunnenkamp
Harlan	Christian Schluntz	Howard	Absent
Kearney	Bob Swanson	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Absent
Webster	Gene Horne	Private Business	Linda Glause
Stkhldr Org/CCC	Absent	Stkhldr Org/Const	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle; Webster County Blue Hill Representative Marilyn Alber (Non-Voting for January)

The **agenda** was approved with the motion mad by Timothy Higgins and seconded by Gene Horne, unanimous vote.

The **minutes** of the December 10, 2020, meeting were approved as amended; Dale Curtis made the motion, Roger Nunnenkamp seconded, unanimous vote.

No Public Comment.

Financial Reports:

Ed Dexter made the motion to approve the **Claims for November 1, 2020 through December 31, 2020**; Tim Higgins seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the financial reports. Roger Nunnenkamp made the motion to accept the **Financial Reports as of December 31, 2020** for filing; Gene Horne seconded the motion; roll call vote provided unanimous approval.

Roger Nunnenkamp made the motion to accept the **Investment Reports as of December 31, 2020** for filing; Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle provided a **project status report** for November 1 through December 31, 2020. She discussed the activities of the CARES Team, the Broadband mapping project, grant applications in development, new grant administration projects, activities toward developing a regional land bank, and the implementation of the Entrepreneurial Operating System (EOS).

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.

The **housing update report** was provided by Hueftle and included a report on the Blue Hill house, two applications on hold from 2 separate 2-unit townhouses and a new application in process for a Purchase, Rehab, Resell project. She also discussed the Housing Loan Committee's meeting to outline the priorities of the RWHF Program; staff will work on a scoring grid to be used when competing applications are received and resources are limited that will favor: distribution of projects across SCEDD communities, community support, leverage, owner occupied, single and 2-unit over multi unit. The committee also would like to see a good balance of rehab and infill over new development, diversity/variety in types of projects, and additional marketing to ensure variety and distribution.

Hueftle gave a **staffing update**, informing the board a UNK Political Science/Public Administration student has been hired as an intern and will be focusing on developing marketing materials and providing education to communities about a regional land bank.

Discussion/Action Items:

Workforce Development Idea: Sharon reviewed a discussion from the September Strategic Planning session regarding investment of SCEDD funds into the region in which ideas were offered including: scholarships for trade/manufacturing, helping to pair students with mentors from the Kearney Area Builders Assn, help communities form a builders assn, help business get interns, provide seed money for small town start-up businesses, provide tools for small school Industrial Tech programs, websites for businesses, and developing a cafeteria of options so that each community could benefit. She then shared the idea of a "Taste of Vocational Career Summer Camp" to provide high school students a 2-week experience in construction, manufacturing, or maybe even transportation. The board was supportive of the idea, Sharon will continue discussions with potential partners and keep the board informed. If and when a financial investment is appropriate, Sharon will bring this request to the board.

Discussion was held regarding **SCEDD Expanding Services into Housing Development/Rehab**. Sharon discussed that SCEDD staff have been working with SCEDD communities to develop ideas and leading the HomeNE Learning Network for three years, but finding that communities generally lack the capacity to successfully impact the housing issues in their community. She suggested SCEDD could develop a greater presence in this arena by offering housing administration to grant funded projects, applying for regional housing grants for Owner-Occupied Rehab, Purchase Rehab Resell, and Down Payment Assistance, if they expanded and hired a housing manager type position. This position would also be in charge of developing Rural Workforce housing projects and housing projects with funds SCEDD has designated for housing. She noted this idea gained momentum in her mind as she heard from Rawnda Pierce during the January 21 HomeNE Webinar, which featured the housing successes of Western Nebraska Housing Opportunities & Twin Cities Development Association. Gene Horne made a motion to approve expanding SCEDD Services into Housing Development and Rehab, seconded by Tim Higgins. Roll call vote provided a vote of 8-1; motion carried.

Discussion was held regarding **2021 Meeting Format**. The board determined that meeting in person is preferred, and the opportunity to join by ZOOM Virtual link will be offered as long as that is legal per the Governor's order.

Banking Resolution for the NDN-CR Account at First State Bank and Trust of Minden: Hueftle presented information on the Nebraska Development Network-Central Region (NDN-CR), noting that it was recently discovered that the Nebraska Community Foundation's EIN is on their current bank account, and the Foundation would like it removed. The bank account will need to be placed under another entity. SCEDD Staff are active in the NDN-CR and Lori Ferguson currently serves at the Vice-President of the organization, and SCEDD has been asked to take over the management of the banking and accounting for the group. It was noted that SCEDD has served in this role for other entities such as PK Partnership and South Central Coalition. Ed Dexter motioned to approve the banking resolution for an account at First State Bank and Trust of Minden, seconded by Mike Coghlan; roll call vote provided unanimous decision.

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

- Central City Public Schools Hazard Mitigation Grant Administration
- Franklin Nuisance Abatement for 2021
- Sherwood amendment to 2020 grant for 2021

Next Meeting: 5:30PM Board Meeting & Meal, March 25, 2021, Nuckolls County, NE & Virtual Option Available.

Meeting was adjourned at 6:46 PM.