

South Central Economic Development District, Inc.
Nebraska Prairie Museum, 2701 Burlington,
Holdrege, Phelps County, Nebraska
5:30 PM, Thursday, May 27, 2021

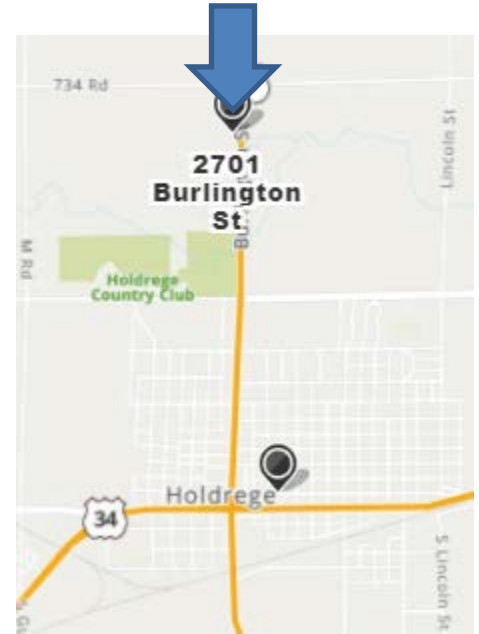
Mission: The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.

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.

5:00 PM Tour of Museum House

5:30 PM Board of Directors Meeting/Meal:

- 1) Open Public Meeting Procedures
- 2) Call to Order/Roll Call
- 3) Introductions
- 4) Agenda Approval
- 5) Minutes of March 25, 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, March 1 through April 30, 2021
 - b. Financial Reports as of April 30, 2021
 - c. Investment Reports for RWHF & Catalyst Funds
- 8) Information Items:
 - a. Project Information
 - b. Housing Projects
 - c. Land Bank Overview
 - d. Staff Update: Sharon on Federal Jury Duty 6/7-7/2
- 9) Discussion/Action Items:
 - a. Consider funding to establish a regional land bank
 - b. Consider priorities of and funding for a Vocational Career Summer Camp
 - c. Set 2022 County Dues
 - d. Investment Committee Report/Recommendations
 - e. Loan Committee Report/Recommendations
 - f. Rural Workforce Housing Fund _ 2nd Cycle
 - g. Lead for America/Lead for Nebraska Intern



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.

10) Ratify contract(s):

- a. Professional Service Agreement, City of Hastings, Grant Administration, 20-PW-004
- b. Professional Service Agreement, City of Superior, Grant Administration, 20-PP-013
- c. Professional Service Agreement, City of Superior, Grant Administration, 20-PW-014
- d. Professional Service Agreement, City of Sutton, Construction Management, 19-DTR-107
- e. Professional Service Agreement, City of Wood River, Construction Management, 19-DTR-108
- f. Blue Hill Nuisance Abatement for 2021
- g. Phillips Nuisance Abatement for 2021
- h. Consultant Services Agreement, Coach Flame for staff personal development

11) Next Meeting: 5:30PM Board Meeting, Thursday, July 29, 2021, Webster County, NE

12) Adjourn

South Central Economic Development District, Inc.
5:30 PM, Thursday, May 27, 2021
Nebraska Prairie Museum, Holdrege,
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 5:48 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 room.

Roll Call

Adams	Dale Curtis	Buffalo	Absent
Clay	Absent	Franklin	Raquel Felzein
Hall	Mary Berlie	Hamilton	Roger Nunnenkamp
Harlan	Christian Schluntz	Howard	Absent
Kearney	Absent	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Linda Glause
Stkhldr Org/CCC	Absent	Stkhldr Org/Const	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle; Kelly Gewecke, Nebraska Department of Economic Development

The **agenda** for this meeting and the **minutes** of the March 25, 2021, meeting were approved; Ed Dexter made the motion, Mary Berlie seconded, unanimous vote.

Public Comment: Kelly Gewecke complimented SCEDD on the quality of their work.

Financial Reports:

Raquel Felzien made the motion to approve the **Claims for March 1 through April 30, 2021**; Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the financial reports. Gene Horn made the motion to accept the **Financial Reports as of April 30, 2021** for filing; Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Ed Dexter made the motion to accept the **Investment Reports as of April 30, 2021** for filing; Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle reviewed the **Project Status Report** for January 1 through April 30, 2021. Discussions included the EDO and Chamber Forums, Taste of Career Camp progress update, Housing meetings to prepare for projects in Minden and Bertrand, County Visits completed, Land Bank ZOOM presentation with City Administrators, Red Cloud Covid Application in process, HomeNE Gathering to be held June 3 in Hastings, and the progress being made by the staff implementing the Entrepreneurial Operating System (EOS) process.

Housing update report: Hueftle discussed progress on the Blue Hill house and the museum house. SCEDD has contracted with Keith Dubas to provide construction oversight of this project until hiring can be completed.

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Hueftle presented the **Landbank Overview** to the Board. This same presentation is being utilized to provide education throughout the district.

Hueftle provided a **staffing update**: Hueftle has been called for Federal Jury duty from June 6 – July 2, 2021. Hueftle will be meeting with Scott Daniell with EOS to define the scope of work and job responsibilities for the new Construction Professional position at SCEDD. Carmen Krier, intern, has completed her internship with SCEDD.

Discussion/Action Items:

- **Consider funding to establish a regional land bank:** Gene Horne made a motion to provide financial support in the future based on the number of communities interested and the need. Theresa Puls seconded the motion, unanimous approval.
- **Consider priorities of and funding for a Vocational Career Summer Camp:** Hueftle provided information regarding progress and partners to date for this project and asked if the board wanted to consider “seed funding.” Mary Berlie made a motion to express financial interest in a Vocational Career Summer Camp – the amount to be determined as the need is identified; seconded by Ed Dexter; unanimous approval.
- Gene Horne made a motion to **set the annual membership dues** at \$5000 per County for 2022, seconded by Mary Berlie; unanimous approval.
- **Investment Committee Report/Recommendations:** Keith Dubas and Linda Glause presented a summary of the Investment Committee meeting held on Wednesday, May 26, in Grand Island. Hueftle provided tied committee recommendations to the balance sheet and the investment information provided by Ron Eckloff. Gene Horne made a motion to ratify decisions made by the investment committee; Theresa Puls seconded; roll call vote provided unanimous approval.
- **Loan Committee Report:** Hueftle and Business Loan Committee members provided an update on the status of outstanding loans.
- A second cycle of **Rural Workforce Housing Fund** grants has presented an opportunity for SCEDD to apply for additional funds. A letter of intent to apply is due June 1 with the full application due on July 29; the application requires a 1:1 match with a minimum of \$100,000. Linda Glause made a motion to approve the Resolution to apply for \$163,000, utilizing funds currently designated by the board for housing as the match for the program; Keith Dubas seconded the motion; roll call vote provided unanimous approval.
- Hueftle shared that SCEDD has applied for an intern through **Lead for America/Lead for Nebraska**. The interns commit to 2 years at a cost per year of \$15,000. If approved, the intern would be employed through the Lead for Nebraska program and placed in our office. Primary responsibilities for this position would include Marketing and Broadband.

Ratify Contracts: Gene Horne motioned to ratify the contracts listed below; Raquel Felzien seconded the motion, unanimous approval.

- Professional Service Agreement, City of Hastings, Grant Administration, 20-PW-004
- Professional Service Agreement, City of Superior, Grant Administration, 20-PP-013
- Professional Service Agreement, City of Superior, Grant Administration, 20-PW-014
- Professional Service Agreement, City of Sutton, Construction Management, 19-DTR-107
- Professional Service Agreement, City of Wood River, Construction Management, 19-DTR-108
- Blue Hill Nuisance Abatement for 2021
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- Consultant Services Agreement, Coach Flame for staff personal development

Next Meeting: 5:30PM Board Meeting & Meal, Thursday, July 29, 2021, Webster County, NE

Meeting was **adjourned** at 7:44 PM.

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