

**South Central Economic Development District, Inc.**  
**Blue Hill Community/Senior Center, 555 W Gage St,**  
**Blue Hill, Webster County, NE**  
**5:30 PM, Thursday, July 29, 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.*

**5:30 PM Board of Directors Meeting/M Meal:**

- 1) Open Public Meeting Procedures
- 2) Call to Order/Roll Call
- 3) Introductions
- 4) Agenda Approval
- 5) Minutes of May 27, 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. Accept 2020 Audit
  - b. Approval of Claims, May 1 through June 30, 2021
  - c. Financial Reports as of June 30, 2021
  - d. Investment Reports for RWHF & Catalyst Funds
- 8) Information Items:
  - a. Project Information
  - b. Housing Projects
  - c. Land Bank Overview
  - d. NDO Requirements for LMI Representation
  - e. Staff Update
- 9) Discussion/Action Items:
  - a. Approve CEDS
- 10) Ratify contract(s):
  - a. CARES Social Media Marketing – GROW Nebraska
  - b. CARES Social Media Marketing – Idea Bank Marketing
  - c. CARES Social Media Marketing – Savanna Epp
  - d. CARES Social Media Marketing – Tally Creations
  - e. CARES Social Media Marketing – WebTech Solutions
  - f. Professional Service Agreement, City of Holdrege, Grant Administration, ED-05-79-06077
  - g. Bertrand Communities for Kids Memorandum of Understanding for Fiscal Officer
  - h. Konica Minolta Copier Agreement
  - i. Lead for America Fellowship Program Contract
- 11) Next Meeting: 5:30PM Board Meeting, Thursday, September 30, 2021, Adams 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.

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**5:30 PM, Thursday, July 29, 2021**  
**Blue Hill Community/Senior Center, Blue Hill, Webster 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 5:36 PM by President Barb Barnett.

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

**Roll Call**

<b>Adams</b>	Dale Curtis	<b>Buffalo</b>	Absent
<b>Clay</b>	Barb Barnett	<b>Franklin</b>	Absent
<b>Hall</b>	Mary Berlie	<b>Hamilton</b>	Roger Nunnenkamp
<b>Harlan</b>	Absent	<b>Howard</b>	Absent
<b>Kearney</b>	Robert Swanson	<b>Merrick</b>	Edward Dexter
<b>Nuckolls</b>	David Mussmann	<b>Phelps</b>	Theresa Puls
<b>Webster</b>	Marilyn Alber	<b>Private Business</b>	Absent
<b>Stkhldr Org/CCC</b>	Marni Danhauer	<b>Stkhldr Org/Const</b>	Keith Dubas (arr. 5:44)

**Introductions:** SCEDD Executive Director, Sharon Hueftle; Keri Schunk, Blue Hill Mayor arrived at 6:25PM.

The **agenda** for this meeting and the **minutes** of the May 27, 2021, meeting were approved; Theresa Puls made the motion, Dale Curtis seconded, unanimous vote.

**Public Comment:** No comment.

**Financial Reports:**

**2020 Audit:** The 2020 Audit results were presented by Jamie Clemens, CPA with AMGL, P.C. Clemens discussed the reports and notes and board members asked questions. Roger Nunnenkamp made a motion to accept the **2020 Audit**, seconded by Bob Swanson; roll call vote provided unanimous approval.

Marni Danhauer made the motion to approve the **Claims for May 1 through June 30, 2021**; Mary Berlie seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the June 30, 2021, year to date financial reports. Ed Dexter made the motion to accept the **Financial Reports as of June 30, 2021** for filing; Bob Swanson seconded the motion; roll call vote provided unanimous approval.

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

**Information Items:**

Sharon Hueftle noted that there was no printed **Project Status Report** for this meeting; she shared about ongoing projects, grant applications in progress, and projects in the development stage. Mayor Schunk discussed Blue Hill's positive experience with the Nuisance Abatement program.

**Housing update report:** Hueftle discussed progress on the Blue Hill house, noting this property was

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transferred to SCEDD at the July Blue Hill Council meeting. Keith Dubas has been contracted to provide oversight of the progress until a Housing Program and Construction Manager is hired. Keith shared his concerns with the lack of responsiveness of the contractor and the overgrowth of weeds on the parcel. The City of Blue Hill agreed to take care of the weeds at their July meeting. Hueftle reported that no quotes were received for rehab of the Museum house, SCEDD has purchased the lot. One contractor has shown interest, SCEDD will continue to work on finding a contractor.

Hueftle informed the Board that the **Landbank** promotion is on hold due to lack of capacity.

Hueftle provided a **staffing update**: Eileen Rainey resigned from SCEDD effective June 4. SCEDD is utilizing Hireclick to list ads for a Deputy Directory Position and a Housing Program and Construction Manager. Three applicants have been interviewed for the Deputy Director position, two for the Housing position. Each interviewee has been asked to take the Strengths Finder assessment; the next step will be to have interviews with SCEDD's consultant.

SCEDD applied for a 2 year intern through the Lead for Nebraska program. Hueftle interviewed three candidates, but all three have withdrawn their application, two left the program and one was only interested in Lincoln. Lead for Nebraska is working on a second round of candidates now.

#### **Discussion/Action Items:**

- **Approve CEDS:** Hueftle reviewed the comments that were received on the CEDS Report. Bob Swanson made a motion to approve the **SCEDD 2021 Comprehensive Economic Development Strategy**. Dale Curtis seconded the motion, unanimous approval.

**Ratify Contracts:** Bob Swanson motioned to ratify the contracts listed below; Theresa Puls seconded the motion, unanimous approval.

- CARES Social Media Marketing – GROW Nebraska
- CARES Social Media Marketing – Idea Bank Marketing
- CARES Social Media Marketing – Savanna Epp
- CARES Social Media Marketing – Tally Creations
- CARES Social Media Marketing – WebTech Solutions
- Professional Service Agreement, City of Holdrege, Grant Administration, ED-05-79-06077
- Bertrand Communities for Kids Memorandum of Understanding for Fiscal Officer
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- Lead for America Fellowship Program Contract

**Next Meeting:** 4:00PM Strategic Planning; 5:30PM Board Meeting & Meal, Thursday, September 30, 2021, Adams County, NE

Motion was made by Bob Swanson to adjourn the meeting; Dale Curtis seconded, unanimous approval. Meeting was **adjourned** at 7:45 PM.