

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

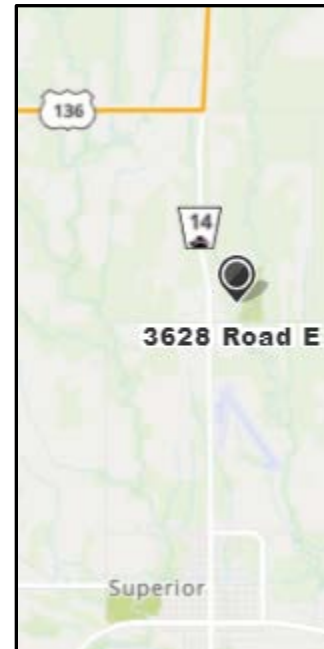
Meeting ID: 8837 6131 2620; Passcode: 057785

***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 Information
 - b. Housing Projects & Housing Loan Committee update
 - c. Staff Update
- 9) **Discussion/Action Items:**
 - a. Update Covid-19 practices/policies
 - b. Operating Funds at American Securities & First Tier Bank
 - c. NIFA Outreach Partnership Program
- 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**



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, March 25, 2021
Superior County Club & Virtual via Zoom 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 5:50 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 Felzein (z)
Hall	Mary Berlie (z)	Hamilton	Roger Nunnenkamp
Harlan	Christian Schluntz	Howard	Absent
Kearney	Absent	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls (z)
Webster	Marilyn Alber	Private Business	Linda Glause (z)
Stkhldr Org/CCC	Absent	Stkhldr Org/Const	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle; Superior Mayor, Chris Peterson; Aurora Economic Development Executive Director, Kelsey Bergen (z). Zoom attendance = (z)

The **agenda** was approved with the motion made by Marilyn Alber and seconded by Roger Nunnekamp, unanimous vote.

The **minutes** of the January 29, 2021, meeting were approved as amended; Ed Dexter made the motion, Dale Curtis seconded, unanimous vote.

No Public Comment.

Financial Reports:

Ed Dexter made the motion to approve the **Claims for January 1 through February 28, 2021**; Roger Nunnenkamp 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 February 28, 2021** for filing; Marilyn Alber seconded the motion; roll call vote provided unanimous approval.

Ed Dexter made the motion to accept the **Investment Reports as of February 28, 2021** for filing; Keith Dubas seconded the motion; roll call vote provided unanimous approval.

Information Items:

Sharon Hueftle reviewed the **project information sheet**. Due to staff on medical leave, staff provided the top 3 items they wanted the board to know and Hueftle discussed these items. Discussions included the Broadband mapping project, Community Catalyst 2021 has been funded, Landlord assistance funds are depleted, activities of the CARES Team, grant applications in development, progress of HomeNE, CEDS

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development, marketing accomplishments, activities toward developing a regional land bank, and the implementation of the Entrepreneurial Operating System (EOS).

The **housing update report** by Hueftle centered on the Blue Hill spec house. The Housing Committee met March 24, 2021 to discuss the contractor's request to move forward with some concessions by SCEDD due to price increases. The committee decided to move forward with the following stipulations:

- SCEDD's portion of increased costs is limited to \$35,000;
- SCEDD will pay for materials purchased and stored on site;
- Contractor must provide all insurance for materials, including damage due to weather and theft;
- Contractor is responsible of all costs increases in excess of \$35,000, including sub-contractor cost increases for materials and/or labor;
- Timeline: completion 7/31/2021.

Hueftle provided a **staffing update**: Carmen Krier, intern, is continuing her work to develop educational materials for communities regarding a regional land bank; Linda Martin is retiring from SCEDD – she currently provides “as needed” mentoring to Josh as he takes the lead on nuisance abatement.

Discussion/Action Items:

No action was taken to **Update Covid-19 practices/policies** approved at the March 2020 meeting, which expire March 2021.

Hueftle initiated a discussion regarding **Operating Funds** at American Securities & FirstTier Bank and the opportunity to purchase CDs. It was decided this should be reviewed by the Investment Committee.

The invitation to apply for the **NIFA Outreach Partnership Program** was just announced; Hueftle shared this would help fund the expansion of SCEDD Services into Housing Development and Rehab that was approved in January. Discussion ensued regarding the limited capacity of communities to manage housing projects; Chris Peterson shared about the housing projects in Superior (OOR of 10 homes and the BOOM Project: new construction of 8 homes on infill lots) and SCEDD's role. Opportunities such as the Holdrege museum house to be moved and Purchase, Rehab, Resell projects were discussed along with the desire to keep the Rural Workforce Funds revolving. This grant opportunity would provide \$30,000 per year for up to 3 years, and must be matched by \$30,000 each year. Marilyn Alber motioned to approve SCEDD's application for this grant, Christian Schluntz seconded the motion, roll call vote provided unanimous approval.

Ratify Contracts: Roger Nunnenkamp motioned to ratify the contracts listed below; Ed Dexter seconded the motion, unanimous approval.

- Professional Service Agreement, City of Wood River, Construction Management Services
- Fairfield Nuisance Abatement for 2021

Next Meeting: 5:30PM Board Meeting & Meal, Thursday, May 27, 2021, Phelps County, NE

Meeting was **adjourned** at 7:04 PM.