

South Central Economic Development District, Inc.
Opera House Brewery & Grill, 415 North D Street, Fairfield, Clay County, NE
5:30 PM, Thursday, January 27, 2022

***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.*

AGENDA

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 November 17, 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, November 1 – December 31, 2021
 - b. Financial Reports as of December 31, 2021
 - c. Investment Reports:
 - i. Rural Workforce Housing
 - ii. Community Catalyst
 - iii. Operating Funds
- 8) Information Items:**
 - a. Project Status
 - b. Housing Projects
 - c. Staff Update
- 9) Discussion/Action Items:**
 - a. Employee Benefits
- 10) Ratify contract(s):**
 - a. Blue Hill 2022 **Nuisance Abatement** Contract
 - b. Clay Center 2022 **Nuisance Abatement** Contract
 - c. Dannebrog 21-PW-007 Professional Services for **Grant Administration** Contract
 - d. Hastings 21-DTR-007 Professional Services for **Grant Administration** Contract
 - e. Pleasanton 21-PW-017 Professional Services for **Grant Administration** Contract
 - f. Red Cloud 21-PP-008 Professional Services for **Grant Administration** Contract
 - g. Red Cloud 21-PPW-018 Professional Services for **Grant Administration** Contract
 - h. Hastings 20-PW-004 Professional Services for **Construction Management** Contract
 - i. Museum House: Kinnison Homes Project Quote for **Preparation for Relocation**
 - j. Museum House: Kinnison Homes Project Quote for **Foundation and Flatwork**
 - k. Mission Matters Agreement (staff **individual development program**)
- 11) Next Meeting: 5:30PM Board Meeting, Thursday, March 31, 2022, Franklin 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, January 27, 2022
Opera House Brewery & Grill, 415 North D Street, Fairfield, Clay County, Nebraska
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 5:33 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

Adams	Dale Curtis	Buffalo	Absent
Clay	Barb Barnett	Franklin	Absent
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	Marni Danhauer	Stkhldr Org/Const	Absent

Introductions: SCEDD Executive Director, Sharon Hueftle, and Deputy Director, LeAnn Jochum.

The **agenda** for this meeting and the **minutes** of the November 17, 2021, meeting were approved by unanimous vote. Roger Nunnenkamp made the motion, Ed Dexter seconded.

Public Comment: No comment.

Financial Reports:

Ed Dexter made the motion to approve the **Claims for November 1 through December 31, 2021**; Marni Danhauer seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the December 31, 2021, financial reports and the investment reports. The investment committee met with Barney Financial Services on January 24, 2022, and provided the board with information regarding investment decisions made at that time. Dale Curtis made the motion to accept the **Financial Reports and Investment Reports as of December 31, 2021** for filing; Mary Berlie seconded the motion; roll call vote provided unanimous approval.

Information Items:

Project Status: Hueftle provided a list of projects currently in progress and discussed some of the newer grants being administered. Jochum gave a brief overview of the Red Cloud Leadership Certification and the Broadband workshop being planned. Staff shared that recent interest in clean-up from communities of <100 population had challenged them, as the typical SCEDD Nuisance Abatement Program is cost prohibitive for extremely small communities that, left unkempt, become crime hubs. Board members shared interest in assisting these communities, staff will continue to develop ideas and partnerships.

Housing Update/HomeSCEDD: Museum House: Basement is awaiting a floor; next step is prep of the house for moving which is scheduled for mid-late February. Blue Hill Project: Sharon and LeAnn toured this house with Keith just before the board meeting, reporting drywall is installed and taped upstairs, wall for kitchen counters is in. This project is still on track to be complete the end of March.

Housing Update/Housing Loans: Hueftle closed the loan with Palmer Economic Development for a spec home; Rafter H Custom HoLmes is ready for their phase 2 funding, the basement is complete. A loan application has been received from a developer in Superior for 3 of 5 “flats” being built in a new sub-division. A contractor with interest in rehab in Aurora has inquired about funding.

Staff Update: SCEDD is currently advertising for the administrative assistant position.

Discussion/Action Items:

- a. **Employee Benefits:** Jochum shared that the short-term disability and life insurance approved at the November meeting have been implemented. SCEDD will not be able to implement the Health Savings Account (HSA) at this time, as only 1 current employee is the owner of their health insurance policy, which is a requirement of the owner of a HSA.

Ratify Contracts: Theresa Puls motioned to ratify the contracts listed below; Marni Danhauer seconded the motion, unanimous approval.

- a. Blue Hill 2022 **Nuisance Abatement** Contract
- b. Clay Center 2022 **Nuisance Abatement** Contract
- c. Dannebrog 21-PW-007 Professional Services for **Grant Administration** Contract
- d. Hastings 21-DTR-007 Professional Services for **Grant Administration** Contract
- e. Pleasanton 21-PW-017 Professional Services for **Grant Administration** Contract
- f. Red Cloud 21-PP-008 Professional Services for **Grant Administration** Contract
- g. Red Cloud 21-PPW-018 Professional Services for **Grant Administration** Contract
- h. Hastings 20-PW-004 Professional Services for **Construction Management** Contract
- i. Museum House: Kinnison Homes Project Quote for **Preparation for Relocation**
- j. Museum House: Kinnison Homes Project Quote for **Foundation and Flatwork**
- k. Mission Matters Agreement (staff **individual development program**)

Gene Horne motioned to **adjourn the meeting at 7:13PM**, seconded by Linda Glause.

Next Meeting: 5:30PM Board Meeting & Meal, Thursday, March 31, 2021, Franklin County, NE