

South Central Economic Development District, Inc.
Black Powder Bar & Grill, 1007 Hwy 136, Franklin, Franklin County, NE
5:30 PM, Thursday, March 31, 2022

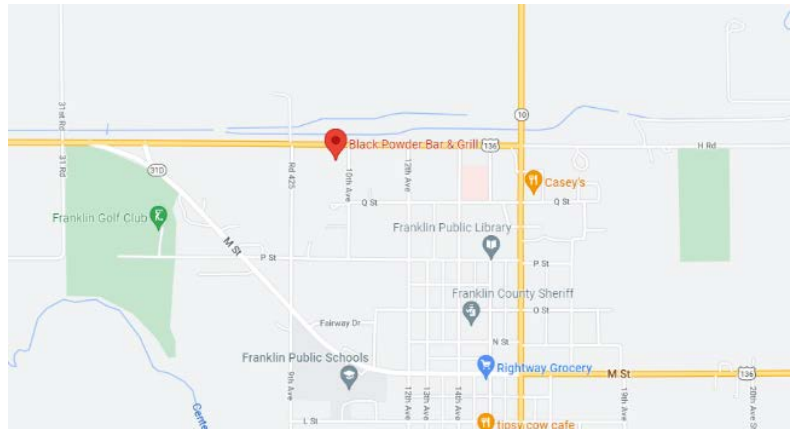
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*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 January 27, 2022 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 2021 Audit
 - b. Approval of Claims, January 1 – February 28, 2022
 - c. Financial Reports as of February 28, 2022
 - d. 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
 - b. SCEDD Updated Policies
 - c. Resolution to open bank account for NDO funds
 - d. Resolution to open bank account for Operating Account
- 10) Ratify contract(s):
 - a. Fairfield 2022 **Nuisance Abatement** Contract
 - b. Franklin 2022 **Nuisance Abatement** Contract
 - c. Construction Loan Agreement & Promissory Note – Palmer Economic Development Corp
 - d. NE DED/SCEDD Rural Workforce Housing Investment Program Contract, 20-RWHF-016
 - e. Sherwood Grant Agreement #021970 for Community Catalyst 2022
- 11) Next Meeting: **5:30PM Board Meeting, Thursday, May 26, 2022, Hall 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, March 31, 2022
Black Powder Bar & Grill, 1007 Hwy 136, Franklin, Franklin 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 5:33 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	Raquel Felzien
Hall	Absent	Hamilton	Roger Nunnenkamp
Harlan	Christian Schluntz	Howard	Absent
Kearney	Robert Swanson	Merrick	Edward Dexter
Nuckolls	David Mussmann	Phelps	Theresa Puls
Webster	Marilyn Alber	Private Business	Absent
Stkhldr Org/CCC	Absent	Stkhldr Org/Const	Keith Dubas

Introductions: SCEDD Executive Director, Sharon Hueftle, Deputy Director, LeAnn Jochum, Kelly Gewecke, NEDED, Jamie Clemens, AMGL, and Margaret Siel, Franklin Mayor.

The **agenda** for this meeting and the **minutes** of the January 27, 2022, meeting were approved by unanimous vote. Ed Dexter made the motion, Christian Schluntz seconded.

Public Comment: Kelly Gewecke, NE Dept. of Economic Development, shared kind words for the SCEDD Staff.

Financial Reports:

Jamie Clemens, AMGL, provided the preliminary Auditor's report. Dale Curtis made a motion to table the final approval until the May board meeting giving Hueftle more time to review the report, seconded by Roger Nunnenkamp. Approved by unanimous vote.

Chris Schluntz made the motion to approve the **Claims for January 1 through February 28, 2022;** Marilyn Alber seconded the motion; roll call vote provided unanimous approval.

Sharon provided an overview of the February 28, 2022, financial reports and the investment reports. Roger Nunnenkamp made the motion to accept the **Financial Reports and Investment Reports as of February 28, 2022** for filing; Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Information Items:

Project Status: Hueftle provided a list of projects currently in progress and shared that the EDA Award to the City of Holdrege has been terminated the company creating the jobs and private investment decided not to locate in Holdrege. Detail of the potential 5 plex in Bertrand was discussed as well as the four communities conducting Nuisance Abatement and the small town recovery program. Hueftle also shared about the Minden Investment Club that is forming. Jochum reported on the Broadband workshop as well as the upcoming workshop and the need for communities and rural areas to be prepared for funding. Jochum also shared about the updated SCEDD website under construction.

Housing Update/HomeSCEDD: Museum House: house has been moved, UNK Class is developing ideas for the finished floorplan. Next step is two-fold: 1) advertise the house for sale as is to contractors and 2) determine final plans and a request for bids to finish the home per SCEDD Specs.

Blue Hill Project: Dubas, Jochum and Hueftle provided an overview of the status of this project: the SCEDD Housing Committee set the sales price at \$259,000; SCEDD has a very interested buyer but they want to know a completion date prior to making an offer. We have not been successful in getting a completion date from the contractor; one of the contractors fell off a ladder and injured her shoulder – she does most of the finish work. The original contract requires mitigation before a lawsuit to settle disagreements. It was suggested that SCEDD could ask Jennings to bill for work to date and remove themselves from the project; SCEDD could then hire another contractor to finish. The board asked Keith to prepare a price quote to finish the house should SCEDD ask Jennings to cease and leave the project. The Board determined that a special meeting was needed to decide next steps, Hueftle will contact the attorney regarding next step options, such as whether starting with mitigation is required or if SCEDD can file a lawsuit. This meeting will be held in Grand Island on Thursday, April 7, 5:30PM.

Housing Update/Housing Loans: the board was informed that the approved application for 3 of 5 “flats” to be built in a new sub-division in Superior has been withdrawn; the developer received updated pricing that will cause the sales price to exceed \$285,000 which makes the project ineligible for Rural Workforce Housing Funds.

Staff Update: An administrative assistant top candidate has been selected. A possible construction management summer intern is under consideration.

Discussion/Action Items:

Employee Benefits: Hueftle reviewed the options available for employee health insurance, based on the proposals received. It was noted that Tony Gulizia with All American Insurance was the most helpful and the policies and prices were identical to NACO’s options. She presented four options recommended by Tony, noting that only Medica would begin coverage with one employee; the other companies require two employees be enrolled. The board authorized Hueftle to make the final selection regarding the company and policy, not to exceed \$5,000/month for the total to cover all 5 current full-time employees. Motion was made by Marilyn Alber, seconded by Raquel Felzien. Roll call vote provided unanimous decision.

SCEDD Updated Policies: The board asked Hueftle to form a committee of board members to review the updated policies and make a recommendation to the board.

Resolution to open bank account for NDO Funds & new Operating Account: Dale Curtis made a motion to approve both the Home Federal Banking Resolution and the First State Bank Banking Resolution, Theresa Puls seconded. Roll call vote provided unanimous decision.

Ratify Contracts: Christian Schluntz motioned to ratify the contracts listed below; Marilyn Alber seconded the motion, unanimous approval.

- a. Fairfield 2022 **Nuisance Abatement** Contract
- b. Franklin 2022 **Nuisance Abatement** Contract
- c. Construction Loan Agreement & Promissory Note – Palmer Economic Development Corp
- d. NE DED/SCEDD Rural Workforce Housing Investment Program Contract, 20-RWHF-016
- e. Sherwood Grant Agreement #021970 for Community Catalyst 2022

Christian Schluntz motioned to **adjourn the meeting at 8:15PM**, seconded by Theresa Puls; unanimous vote to approve.

Next Meeting: 5:30PM Board Meeting & Meal, Thursday, May 26, 2022, Hall County, NE