

South Central Economic Development District, Inc.
Lochland Country Club, 601 W Lochland Rd, Hastings, Adams County, NE
5:30PM, Thursday, March 26, 2026

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

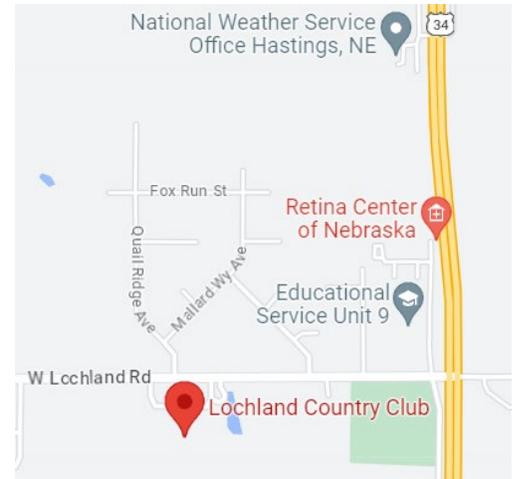
*Our **vision** is to be the resource businesses and communities rely on for advice and connections to programs designed to help businesses grow and insure community sustainability.*

AGENDA

5:30 PM Board of Directors Meeting & Meal:

- 1) **Open Public Meeting Procedures**
- 2) **Call to Order/Roll Call and Introductions**
- 3) **Agenda Approval**
- 4) **Consent Agenda**
 - a. Minutes of January 29, 2026
 - b. Approval of Claims, January 1 – February 28, 2026
 - c. Ratify contract(s):
 - i. Gibbon, Downtown Revitalization Grant #25-DTR-002 (CDBG), **Professional Services**
 - ii. Gibbon, Planning Grant #25-PP-005 (CDBG), **Professional Services**
 - iii. Minden, Planning Grant #25-PP-09 (CDBG), **Professional Services**
 - iv. Nelson, Street Improvements Projects #25-PWI-015, **Construction Management Services**
 - v. **Central City**, Nebraska Affordable Housing Trust Fund, Housing Management Services Agreement
 - vi. **Minden**, Post Nebraska Affordable Housing Trust Fund, Housing Management Services Agreement
 - vii. **Orleans**, Nebraska Environmental Trust (STARR) NET-26-106, General Administration Services Agreement
 - viii. **Orleans**, Nebraska Environmental Trust (STARR) NET-26-106, Project Management, Services Agreement
 - ix. **RWHF**: Loan Agreement and Promissory Note, Bartunek Real Estate Ventures, LLC
 - x. **RWHF**: Loan Agreement and Promissory Note, McHargue Builders, Inc.
 - xi. **Blue Hill**, 2026 Nuisance Abatement Agreement
 - xii. **Cairo**, 2026 Nuisance Abatement Agreement
 - xiii. **Glenvil**, 2026 Nuisance Abatement
 - xiv. **Hordville**, 2026 Nuisance Abatement Agreement
 - xv. **Kenesaw**, 2026 Nuisance Abatement Agreement
 - xvi. **Juniata**, 2026 Nuisance Abatement Agreement
 - xvii. **Ravenna**, 2026 Nuisance Abatement Agreement
 - xviii. **Red Cloud**, 2026 Nuisance Abatement Agreement
 - xix. **Superior**, 2026 Nuisance Abatement Agreement
 - xx. **Bertrand**, 2026 Vacancy Property Registry Services Agreement
 - xxi. **Franklin**, 2026 Vacancy Property Registry Services Agreement
 - xxii. **Stamford**, 2026 Vacancy Property Registry Services Agreement
- 5) **Information Item:** Project Status, Map of projects
- 6) **Public Comment:** *if commenting on an item not on the agenda, it will not be considered at this meeting*

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.



7) Discussion/Action Items:

- a. CEDS Update
- b. Review/Accept Financial Reports as of February 28, 2025
- c. Review/Accept Investment Reports as of February 28, 2025
 - i. Rural Workforce Housing - 2017/2020 Report
 - ii. Rural Workforce Housing - 2022 Report
 - iii. Community Catalyst Report
- d. Changes with Sherwood Foundation/Community Catalyst Program

8) Next Meeting: 5:30PM Board Meeting, Thursday, May 28, 2026, Clay County

9) Adjourn

[Check out SCEDD's NROC Impact Map Here>](#)



South Central Economic Development District, Inc.

5:30 PM, Thursday, January 29, 2026

Kearney Welcome Center, Buffalo Rm., 220 11th Ave., Kearney, Buffalo County, NE

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 4:03PM by Barb Barnett.

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

Roll Call:

Adams	Joe Patterson	Buffalo	Absent
Clay	Barb Barnett	Franklin	Raquel Felzien
Hall	Becky Rother	Hamilton	Rich Nelson
Harlan	Joe Schnuerle	Howard	Laura Berthelsen
Kearney	Robert Swanson	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Absent
Stkhldr Org/CCC	Marni Danhauer		

Introductions: SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, LeAnn Jochum; Joel Barnett and Vicki Swanson.

The **agenda** for this meeting was approved by unanimous vote. Ed Dexter made the motion; Laura Berthelsen provided the second.

The **consent agenda** for this meeting was approved by a unanimous vote following a motion by Joe Patterson and second by Becky Rother. Consent agenda included:

- Minutes of the December 4, 2025, meeting.
- Operations Claims for November 1 through December 31, 2025, and Community Catalyst Claims for November 1, 2025, through December 31, 2025.
- Contracts Ratified:
 - i. First State Bank, **Cash Management Agreement – Direct Deposit for Payroll**
 - ii. First State Bank, **Addendum to Cash Management Agreement – Direct Deposit for Payroll**
 - iii. First State Bank, **Originator Agreement - Direct Deposit for Payroll**
 - iv. Harvard Housing Authority, **Letter of Agreement**, Environmental Review Record (ERR)
 - v. Hastings, **EPA Brownfield Cleanup Grant #96723201**
 - vi. Stamford, Evans Construction LLC, **Contractor Agreement for Waste Management Addendum #1**
 - vii. **Willing Owner Agreements for 2024 NE Environmental Trust/STARR:**
 - a. Stamford, Pearl Christophersen and Maurice Cole, Jr.
 - b. Stamford, Matthew Ruskamp

Hueftle provided a **Project Status Report:** SCEDD will be administering an EPA Brownfields grant for the City of Hastings for asbestos clean-up in the former middle school; the Nebraska Environmental Trust for the Village of Orleans was awarded; however, the contract is on hold as the Governor has proposed pulling all of NET's funding. In the communities of Stamford, Upland, and Franklin, SCEDD utilized Nebraska Environmental Trust Funds to clear 51 parcels. Possible new communities coming onto 2026 Nuisance Abatement: Prosser and Campbell. The invitation to apply for the next 3-year EDA Partnership has been

received and is in progress, new this time is 40% match (previously 50%). SCEDD staff facilitated a Town Hall Visioning session in the community of Farwell and will continue working towards community clean-up as well as an Income Survey. SCEDD has entered into a Letter of Agreement with Harvard Housing Authority to help complete an environmental review. SCEDD has implemented direct deposit for payroll; Hueftle is researching cafeteria/section 125. Hueftle is also watching DED funding for Economic Development Districts, lined out by the Director of DED for FY 26 but reinstated with LB1030 by Senator Dorn. The SCEDD business loan for the Blue Hill Early Learning Center has been paid off. Update on Zabuni Specialty Coffee: the building has been rented to Caponis–Vanilla who also purchased the coffee equipment. The Amended Interlocal Agreement has been sent to each County Board for approval.

Discussion/Action Items:

Following a review of the Income Statement and Balance Sheet, Raquel Felzien moved to accept for filing the **December 31, 2025, Financial Reports** as presented, Gene Horne seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Joe Patterson made a motion to accept the **December 31, 2025, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing and the Community Catalyst fund reports. Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Conflict of Interest: Hueftle reviewed the Conflict-of-Interest policy with the Board. The board members that were present completed their forms.

Approve Appointments to SCEDD Board of Directors: Hueftle stated that the two previously appointed board members, Linda Glause as mortgage expert, and Marni Danhauer as post-secondary education representative, each requested to be reappointed for a three-year term. Theresa Puls moved to appoint Linda Glause and Marni Danhauer to the Board of Directors, seconded by Rich Nelson; roll call vote provided unanimous approval.

Approve Authorization for EDA Partnership Planning Grant: a resolution was presented authorizing Hueftle to sign and execute all documents related to the EDA Partnership Planning Program FY2026 Funding Opportunity and to obligate corporate funds for the same. The 3-year grant, totaling \$210,000, requires \$140,000 in matching funds from SCEDD. Raquel Felzien moved to approve the resolution; Laura Berthelsen seconded the motion; unanimous approval by roll call vote.

Gene Horne moved to adjourn the meeting. Becky Rother seconded the motion. **The meeting was adjourned at 4:42PM;** unanimous approval.

Next Meeting: 5:30PM, Thursday, March 26, 2026, Adams County, Hastings, NE.