

South Central Economic Development District, Inc.
Kearney Welcome Center, Buffalo Room, 220 11th Ave., Kearney, Buffalo County, NE
4:00PM, Thursday, January 29, 2026

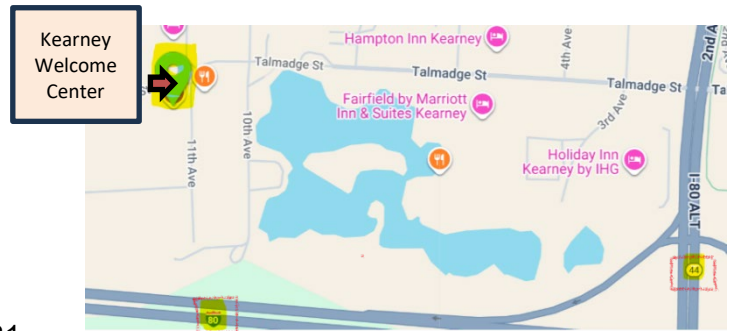
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*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

4:00 Board of Directors Meeting:

- 1) **Open Public Meeting Procedures**
- 2) **Call to Order/Roll Call and Introductions**
- 3) **Agenda Approval**
- 4) **Consent Agenda**
 - a. Minutes of December 4, 2025
 - b. Approval of Claims, November 1 – December 31, 2025
 - c. Ratify contract(s):
 - i. First State Bank, **Cash Management Agreement**
 - ii. First State Bank, **Addendum to Cash Management Agreement**
 - iii. First State Bank, **Originator Agreement**
 - 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
- 5) **Information Item:** Project Status
- 6) **Public Comment:** *if commenting on an item not on the agenda, it will not be considered at this meeting*
- 7) **Discussion/Action Items:**
 - a. Review/Accept Financial Reports as of December 31, 2025
 - b. Review/Accept Investment Reports as of December 31, 2025
 - i. Rural Workforce Housing - 2017/2020 Report
 - ii. Rural Workforce Housing - 2022 Report
 - iii. Community Catalyst Report
 - c. Review Board Member Conflict of Interest
 - d. Approve appointments to the SCEDD Board of Directors
- 8) **Next Meeting: 5:30PM Board Meeting, Thursday, March 26, 2025, Adams County, NE**
- 9) **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, December 4, 2025

Meeting Minutes

Garber Hotel, 346 N Webster Street, Red Cloud, Webster County, NE

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 5:51PM by Barb Barnett, following a tour of the Garber Hotel.

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	Absent	Hamilton	Absent
Harlan	Joe Schnuerle	Howard	Kirt Lukasiewicz
Kearney	Bob Swanson	Merrick	Edward Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Tricia Allen	Private Business	Linda Glause
Stkhldr Org/CCC	Absent		

Introductions: SCEDD Executive Director, Sharon Hueftle.

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

The **consent agenda** for this meeting was approved by a unanimous roll call vote following a motion by Joe Patterson and second by Raquel Felzien. Consent agenda included:

- Minutes of October 8, 2025, meeting.
- Operations Claims for September 1 through October 31, 2025, and Community Catalyst Claims for September 1, 2025, through October 31, 2025.
- Contracts Ratified:
 - i. Central City, Nebraska Affordable Housing Trust Fund Program #25-TFRH-34022, **Professional Service Agreement**
 - ii. Hall County, Hornady Economic Development Grant #24-ED-002, **Professional Services/Consultant Agreement**
 - iii. Hastings, Mobile Home Community Project #24-PWI-008, **Construction Management Services**
 - iv. Hastings, Public Facilities Improvement Project #24-PWF-001, **Construction Management Services**
 - v. Rooted in Relationships Phelps County, **Provider Agreement**, Cherity Kingston
 - vi. Rooted in Relationships Phelps County, **Provider Agreement**, Tayelor Butler
 - vii. **RWHF**: Loan Agreement and Promissory Note, Community Development Agency of the Village of Clarks
 - viii. **RWHF**: Loan Agreement and Promissory Note, McHargue Builders Inc.
 - ix. **SCEDD 20th Celebration**: Younes, Group Booking Contract
 - x. Franklin, Evans Construction, LLC, **Contractor Agreement for Waste Management**
 - xi. Stamford, Evans Construction, LLC, **Contractor Agreement for Waste Management**
 - xii. Upland, Evans Construction LLC, **Contractor Agreement for Waste Management Addendum #1**
 - xiii. **Willing Owner Agreements for 2024 NE Environmental Trust/STARR**:
 - a. Upland, James and Tawnya Fletcher

Project Status: Update on the 20 Year Celebration; Hueftle asked if the board wanted to limit attendance, charge for attending, or increase the budget. The board agreed to cover the cost for one representative per entity, additional guests will pay \$40. Items highlighted on the SCEDD Project report were noted including 4 CDBG applications recently awarded (2 planning, 1 downtown revitalization, and 1 public works), the newly awarded NE Affordable Trust Fund to Central City for four 4-plexes, and the completion of the 2025 nuisance abatement program. Hueftle also discussed the Community and Economic Development Forum and the 5-year CEDS progress.

Public Comment: None

Discussion/Action Items:

Following a review of the **Financial Reports and Investment Reports**, Raquel Felzien moved to accept for filing the **October 31, 2025**, reports as presented, Joe Patterson seconded the motion; roll call vote provided unanimous approval.

The **Amended By-Laws for the South Central Economic Development District, Inc.** were discussed, noting changes from the previous by-laws, and the reasons. Two necessary edits were also noted. Raquel Felzien moved to approve SCEDD Inc. By-Laws as corrected, Theresa Puls seconded the motion; roll call vote provided unanimous approval.

The **Amended Interlocal Cooperation Agreement** was discussed; Hueftle shared how this document is different than the original Interlocal Agreement, and the reason for changes. Raquel Felzien made a motion to approve the Amended Interlocal Agreement, Tricia Allen seconded the motion; roll call vote provided unanimous approval.

Adopt Annual Work Plan for 2026: Hueftle presented the proposed 2026 Annual Work Plan to the board for adoption. The 2025 Work Plan with results was provided for information. Ed Dexter made the motion to adopt the 2026 Annual Work Plan, Joe Patterson seconded the motion; roll call vote provided unanimous approval.

Evaluation of Executive Director: Barb Barnett discussed the Evaluation of Executive Director conducted by the Executive Committee and thanked Hueftle for her service to SCEDD. Raquel Felzien provided an overview of the evaluation, then moved to approve a 5% salary increase for Executive Director Hueftle. Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Approve 2026 Budget: Hueftle presented the proposed 2026 budget; Joe Patterson noted it was previously reviewed and approved by the Budget Committee. Joe Patterson made a motion to approve the budget as presented; Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Election of 2026 Officers: Hueftle stated that each of the current officers had been contacted and agreed to continue in their role: Barb Barnett, Chair; Ed Dexter, Vice Chair; Theresa Puls, Treasurer; Raquel Felzien, Secretary. Tricia Allen moved to accept the nomination of officers as listed, seconded by Joe Patterson. With no other nominations from the floor, nominations ceased, unanimous approval.

Ed Dexter moved to adjourn the meeting. Theresa Puls seconded the motion. **The meeting was adjourned at 7:16PM**, unanimous approval.

Next Meeting: 20 Year Celebration, 4:00 PM Board Meeting, 5:30 PM Celebration, Thursday, January 29, 2026, Buffalo County, NE