

South Central Economic Development District, Inc.
Garber Hotel, 346 N Webster Street, Red Cloud, Webster County, NE
5:30PM, Thursday, December 4, 2025

***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.*

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 October 8, 2025
 - B. Approval of Claims, September 1 – October 31, 2025
 - C. Ratify contract(s):
 - i. Central City, Nebraska Affordable Housing Trust Fund Program #25-TFRH-34022, **Professional Services 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**, Madison Watson
 - 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
- 5) **Public Comment:** *if commenting on an item not on the agenda, it will not be considered at this meeting*
- 6) **Information Item:** Project Status, Staff update
- 7) **Discussion/Action Items:**
 - A. Review/Accept Financial Reports as of October 31, 2025
 - B. Review/Accept Investment Reports as of October 31, 2025
 - a. Rural Workforce Housing - 2017/2020 Report
 - b. Rural Workforce Housing - 2022 Report

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.

- c. Community Catalyst Report
 - C. Review/Adopt the Amended Interlocal Cooperation Agreement to Participate in the South Central Economic Development District
 - D. Review/Adopt the South Central Economic Development District, Inc. By-Laws as amended December 4, 2025
 - E. Adopt Annual Work Plan for 2026
 - F. Evaluation of Executive Director
 - G. Discuss/Approve 2026 Budget
 - H. Election of 2026 Officers
- 8) **Next Meeting: 20 Year Celebration 4:00 PM Board Meeting, 5:30 Celebration, Thursday, January 29, 2026, Buffalo County, NE**
- 9) **Adjourn**

Check out the NROC Project Map Here:



South Central Economic Development District, Inc.
5:30 PM, Wednesday, October 8, 2025
Ag West Commodities, 415 W. 4th Avenue, Holdrege, Phelps 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 5:30PM 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 (5:35pm)	Hamilton	Jessie Merkel
Harlan	Absent	Howard	Laura Berthelsen
Kearney	Absent	Merrick	Edward Dexter
Nuckolls	Dave Mussmann (5:55pm)	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Linda Glause
Stkhldr Org/CCC	Absent		

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

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

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

- Minutes of the July 31, 2025, meeting.
- Operations Claims for July 1 through August 31, 2025, and Community Catalyst Claims for July 1, 2025, through August 31, 2025.
- Contracts Ratified:
 - i. Minden School Foundation, Minden Early Childhood Partnership, **Support Services**
 - ii. Nelson, **Letter of Agreement**, Request for Qualifications (RFQ)
 - iii. Red Cloud, **Letter of Agreement**, Request for Qualifications (RFQ)
 - iv. Sherwood Foundation, Community Catalyst 2026 #24008, **Grant Agreement**
 - v. Sherwood Foundation, Community Catalyst 2025 Amended #023201, **Grant Agreement**
 - vi. Orleans, Nebraska Environmental Trust Application, **Grant Assistance**
 - vii. Wood River, Post Housing Management 23-TFRH-34010, **Professional Services**
 - viii. Rooted in Relationships Phelps County, **Provider Agreement**, Megan Peyton
 - ix. **RWHF**: Loan Agreement and Promissory Note, Ridder Custom Building, LLC
 - x. **RWHF**: Loan Agreement and Promissory Note, Armando's Construction, Inc.
 - xi. B2E Environmental, LLC, Asbestos Abatement Services for **Franklin & Stamford NET/STARR**
 - xii. Upland, Evans Construction, LLC, **Contractor Agreement for Waste Management**
 - xiii. **Willing Owner Agreements for 2024 NE Environmental Trust/ STARR:**
 - a. Franklin, Bradley & Michelle Garvin
 - b. Franklin, Verlyn Obering
 - c. Franklin, Thomas Overleese

- d. Stamford, Joseph Bernecker
- e. Stamford, Joseph Bernecker
- f. Stamford, Julie Kresser
- g. Stamford, Larry Reilly
- h. Upland, Robert Bartels
- i. Upland, Norman Hernandez
- j. Upland, Matthew Hickman
- k. Upland, Rickey II and Lady Katherin Joslin

Hueftle provided a staff update, noting that Ms. Schwanz was no longer with the District and Howard Wong joined the team in August. **Project Status:** Items highlighted on the SCEDD Project report were noted including 4 CDBG applications submitted in September, 3 ED CDBGs recently awarded or in progress. LeAnn shared that Central City was awarded a NAHTF for construction of 16 rental units (4 4-plexes). She also discussed the application prepared for the Village of Orleans to the NE Environmental Trust; this will provide funding for demolition of vacant/dilapidated buildings and added habitat through trees. Sharon noted that the Sherwood Foundation will be awarding the two Omaha Cohort programs for next year, and provided funding for transition work to bring those into the same system as Community Catalyst. SCEDD received payments from two RWH loans: JET Development for a Purchase-Rehab project that they decided to keep as a rental, and a 5-plex in Wood River owned by Bartunek Real Estate Ventures – SCEDD funded 2 units and Wood River funded 3.

Public Comment: None

Discussion/Action Items:

Following a review of the Income Statement and Balance Sheet, Joe Patterson moved to accept for filing the **August 31, 2025, Financial Reports** as presented, Ed Dexter seconded the motion; roll call vote provided unanimous approval.

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

Hueftle discussed **SCEDD's 20-year celebration to be held January 29, 2026**, noting Younes Center will provide space at no charge with the purchase of the meal. She also noted the invitation list (former board members, former staff, resource representatives, City/County Board members, Economic Developers) was long, and the cost would exceed the budget set in July. She asked if the board wanted to limit attendance, charge for attending, or increase the budget. The board decided to provide the cost for one representative per entity, but charge for any +1 registrants. Gene Horne made a motion to increase the budget to \$2000 in addition to the \$300 generally planned for board meeting meals. Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Rural Workforce Housing (RWH) Fund Investment Plan (FIP): Hueftle reminded the board that the FIP adopted in July changed the parameters for RWH maximums for new construction from a maximum sales price to a maximum cost. Housing Loan Committee members shared their recent discussion regarding whether SCEDD should set additional limits on top sales price in order to target a specific workforce market. Input received from a couple contractors and a loan officer was also shared. Board members discussed the various markets in the SCEDD Region, and noted that construction of a \$400k+ home would likely open up a lower market rate home. No action was taken, board members were asked to continue to ponder this and provide feedback.

Amended Interlocal Cooperation Agreement: the group discussed how this document is different than the original Interlocal Agreement, and the reason for changes. After discussion this agenda item was tabled.

South Central Economic Development District, Inc. By-Laws: the group discussed how this document is different than the previous by-laws, and the reason for changes. Various board members asked questions and noted necessary edits. Sharon will discuss the questions with the Attorney and make the necessary edits before the next meeting.

Committee assignments for 2026:

- Business Loan Committee: Marni Danhauer, Mary Berlie, Raquel Felzien, Tricia Allen, Joe Patterson;
- Housing Loan Committee: Ed Dexter, Laura Berthelsen, Linda Glause, Mary Berlie, Vacant-consider representative from Career Path, Chief Industries, or CPI;
- Investment Committee: Bob Swanson, Linda Glause, Ed Dexter;
- Budget Committee: Theresa Puls and Joe Patterson;
- Nominating Committee, Sharon Hueftle as Executive Director;
- Executive Director Evaluation Committee: current officers - Barb Barnett, Ed Dexter, Theresa Puls, Raquel Felzien.

Joe Patterson moved to adjourn the meeting. Ed Dexter seconded the motion. **The meeting was adjourned at 7:20PM;** unanimous approval.

Next Meeting: 5:30PM, Thursday, December 4, 2025, Webster County, Hotel Garber, Red Cloud, NE.