

South Central Economic Development District, Inc.
Joe Schnuerle Building, 752 33 Rd, Franklin, Franklin County, NE
4:00PM, Thursday, July 30, 2026

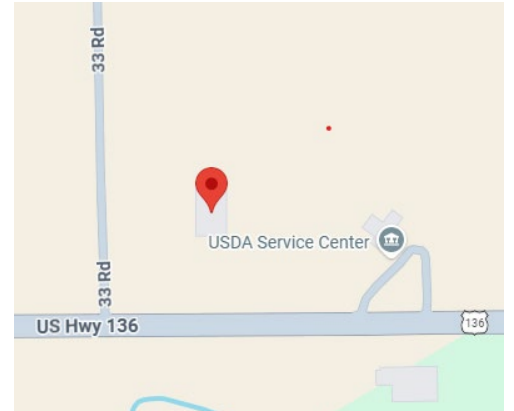
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

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

AGENDA

4:00 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 May 28, 2026
 - b. Approval of Claims, May 1 – June 30, 2026
 - c. Ratify contract(s):
 - i. Hamilton County, Aurora Board Works Grant (CDBG) 25-ED-004, **Professional Services Agreement**
 - ii. Hamilton County, (CDBG) 25-ED-003, **Administration of Non-Profit Development Organization (NDO) Funds**
 - iii. Hastings, Pacha Grant (CDBG) 25-ED-001, **Professional Services Agreement**
 - iv. Nebraska Children and Families Foundation, 26-RIR-03, **Contractor Agreement**
 - v. Upland, Evans Construction LLC, **Contractor Agreement for Waste Management**
- 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. Accept 2025 Financial Audit
 - b. Review/Accept Financial Reports as of June 30, 2026
 - c. Review/Accept Investment Reports as of June 30, 2026
 - i. Rural Workforce Housing - 2017/2020 Report
 - ii. Rural Workforce Housing - 2022 Report
 - iii. Community Catalyst Report
 - d. Consider Employee PTO buyout policy
 - e. Consider increased limits for Rural Workforce Housing Fund
 - f. Set September board meeting date
 - g. CEDS Review
- 8) Next Meeting: 4:00PM Board Meeting, Thursday, **September 24, 2026**, Hall County, NE**



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.

9) Adjourn

Check out the NROC Project Map Here:



South Central Economic Development District, Inc.

Thursday, July 30, 2026

Joe Schnuerle Building, 752 33 Rd

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.

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 4:07PM 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 (arr 4:15)	Buffalo	Absent
Clay	Barb Barnett	Franklin	Raquel Felzien
Hall	Absent	Hamilton	Absent
Harlan	Joe Schnuerle	Howard	Laura Berthelsen
Kearney	Robert Swanson	Merrick	Ed Dexter (arr 4:15)
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Tricia Allen	Private Business	Linda Glause
Stkhldr Org/CCC	Absent		

Introductions: SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, LeAnn Jochum; Franklin County Council Member, Dave Duncan.

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

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

- Minutes of May 28, 2026, meeting.
- Operations Claims for May 1 through June 30, 2026, and Community Catalyst Claims for May 1, 2026, through June 30, 2026.
- Contracts Ratified:
 - i. Hamilton County, Aurora Board Works Grant (CDBG) 25-ED-004, **Professional Services Agreement**
 - ii. Hamilton County, (CDBG) 25-ED-003, **Administration of Non-Profit Development Organization (NDO) Funds**
 - iii. Hastings, Pacha Grant (CDBG) 25-ED-001, **Professional Services Agreement**
 - iv. Nebraska Children and Families Foundation, 26-RIR-03, **Contractor Agreement**
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Hueftle provided a **Project Status Report:** Hueftle noted projects highlighted on the SCEDD Project report: the following CDBG ED projects are moving forward - Hamilton County Aurora Boardworks, Hastings Pacha Soap, Minden Royal Engineered Composites; final close-out letters have been received for Hastings 2017 DTR, Red Cloud 2021 PW (Dam), Stamford 2023 PP. The 2024 Nebraska Environmental Trust grant was completed with one final commercial demo in Upland. Hueftle noted that Franklin halted their Vacancy Property Registration. SCEDD staff facilitated Town Hall Visioning sessions in Wood River and Fairfield. SCEDD is assisting Amherst with housing solutions. The Orleans Nebraska Environmental Trust grant is seeing progress; 4 downtown buildings and 2 housing units have been demolished.

Public Comments:

Discussion/Action Items:

2025 Financial Audit: Hueftle stated she had worked with Jamie Clemens, Certified Public Accountant from AMGL to clarify questions and encouraged acceptance of the final audit that would have one change from the draft – a note in the letter to the Board would be changed to indicate “Nine audit adjustments **decreased** the net assets of the Organization by \$367,176.” The 2025 Financial Audit was approved by a unanimous roll call vote following a motion by Raquel Felzien and second by Ed Dexter.

Following a review of the Income Statement and Balance Sheet, Linda Glause moved to accept for filing the **June 30, 2026, Financial Reports** as presented, Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Joe Patterson made a motion to accept the **June 30, 2026, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing and the Community Catalyst fund reports. Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Consider Employee PTO buyout policy: Hueftle reviewed a new employee PTO buyout policy that currently allows employees to cash out excess PTO annually at 50% of the employee's current salary; Executive Director is calculated at 75%. Hueftle suggested this could be increased for longer term employees or on a scale by years of service; alternately, it could be increased to as much as 150% as a gesture of appreciation for staff commitments. It was explained that all employees take PTO, but due to long hours worked during busier seasons result in comp time that is used before PTO. Joe Patterson made a motion directing the staff to complete a comparison study with the other Nebraska EDDs. Theresa Puls seconded the motion; unanimous approval.

Consider increased limits for Rural Workforce Housing Fund: Hueftle presented the Board with the Rural Workforce Housing Funds newly adjusted maximum costs received from NE Dept of Economic Development and asked if SCEDD Fund Investment Plan should be updated to reflect the changes. Total allowable **cost** for new construction, excluding land was increased to \$375,000 (previously \$325,000) for newly constructed owner-occupied units and \$300,000 per unit (previously \$250,000) for newly constructed rental units. It was noted that this doesn't obligate SCEDD to approve projects with costs this high, but it does allow such projects. Linda Glause moved to update the Rural Workforce Housing Fund Investment Plan to the new limits, Laura Berthelson seconded the motion; roll call vote provided unanimous approval.

Set September board meeting date: Hueftle informed the Board she was unable to attend the regularly scheduled September Board meeting. The Board agreed to September 15, 2026, at 4:00PM for the rescheduled meeting.

CEDS Update: Jochum presented the SCEDD Board of Directors with a brief update on the SCEDD Region's 5-Year plan. SCEDD's Comprehensive Economic Development Strategy identifies economic concerns and challenges, guides regional partners, assists regional partners to remain accountable, and positions communities to access funding. The Board would like the county sheets emailed to review.

Laura Berthelsen moved to adjourn the meeting. Ed Dexter seconded the motion. **The meeting was adjourned at 5:49 PM;** unanimous approval.

Next Meeting: 4:00PM, Thursday, September 15, 2026, Hall County.