

**South Central Economic Development District, Inc.**  
**Fairfield Opera House, 415 D Street, Fairfield, Clay County, NE**  
**5:30PM, Thursday, March 28, 2024**

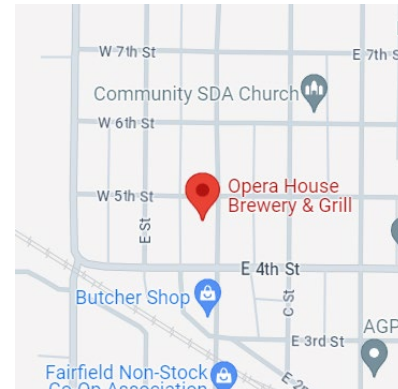
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*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 25, 2024
  - b. Approval of Claims, January 1 – February 29, 2024
  - c. Ratify contract(s):
    - i. Hastings 23-ED-001, Professional Services Agreement, **Grant Administration**
    - ii. Minden 23-TFRH-34009, Professional Services Agreement, **Grant Administration**
    - iii. Minden 23-TFRH-34009, Professional Services Agreement, **Housing Management**
    - iv. Wood River 23-TFRH-34010, Professional Services Agreement, **Grant Administration**
    - v. Wood River 23-TFRH-34010, Professional Services Agreement, **Housing Management**
    - vi. **Broadband Technical Assistance** (BTA) Agreement, Rural Utilities Service (RUS)
    - vii. **Nebraska Environmental Trust** (NET) 24-107 Contract
    - viii. Nebraska Environmental Trust (NET) Memorandum of Understanding, **Franklin**
    - ix. Nebraska Environmental Trust (NET) Memorandum of Understanding, **Stamford**
    - x. Nebraska Environmental Trust (NET) Memorandum of Understanding, **Upland**
    - xi. **NDO**: Loan Agreement and Promissory Note, Blue Hill Early Learning Center
    - xii. **NDO**: Loan Agreement and Promissory Note, Mead Industries, Inc.
    - xiii. **RWH**: Loan Agreement and Promissory Note, Yellowwood, L.L.C.
    - xiv. **RWH**: Loan Agreement and Promissory Note, Clarks Community Development Agency
    - xv. **RWH**: Loan Agreement and Promissory Note, McHargue Builders, Inc.
    - xvi. **Blue Hill** 2024 Nuisance Abatement Agreement
    - xvii. **Juniata** 2024 Nuisance Abatement Agreement
    - xviii. **Kenesaw** 2024 Nuisance Abatement Agreement
    - xix. **Red Cloud** 2024 Nuisance Abatement Agreement
- 5) Information Item:** Project Status & Staff Update
- 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. 2023 Financial Audit, Jamie Clemens, AMGL
  - b. Review/Accept Financial Reports as of February 29, 2024
  - c. Review/Accept Investment Reports as of February 29, 2024:
    - i. Rural Workforce Housing - 2017/2020 Report
    - ii. Rural Workforce Housing - 2022 Report
    - iii. Community Catalyst 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.

- d. Approve Certificate of Authority for Executive Director for the Broadband Tech Assist grant
- e. Consider Bonding Fiscal Officer and Executive Director
- f. Consider Vacancy Registry Management as new SCEDD service
- g. Set Date for next meeting

**8) Next Meeting: 5:30PM Board Meeting, Thursday, June 6, 2024, Franklin, County, NE**

**9) Adjourn**

**South Central Economic Development District, Inc.**  
**5:30 PM, Thursday, January 25, 2024**  
**Pistoleros Bar & Mexican Grill, 801 Front St, Gibbon, 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.***

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**The Board Meeting was called to order** at 5:46PM 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:**

<b>Adams</b>	Joe Patterson	<b>Buffalo</b>	Absent
<b>Clay</b>	Barb Barnett	<b>Franklin</b>	Absent
<b>Hall</b>	Becky Rother	<b>Hamilton</b>	Absent
<b>Harlan</b>	Christian Schluntz	<b>Howard</b>	Laura Berthelsen
<b>Kearney</b>	Absent	<b>Merrick</b>	Edward Dexter
<b>Nuckolls</b>	Absent	<b>Phelps</b>	Absent
<b>Webster</b>	Gene Horne	<b>Private Business</b>	Linda Glause
<b>Stkhldr Org/CCC</b>	Marni Danhauer	<b>Stkhldr Org/Const</b>	Absent

**Introductions:** SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, LeAnn Jochum; Gibbon City Administrator, Matt Smallcomb.

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

The **consent agenda** for this meeting was approved by a unanimous roll call vote following a motion by Marni Danhauer and second by Laura Berthelsen. Consent agenda included:

- Minutes of the November 30, 2023 meeting.
- Operations Claims for November 1 through December 31, 2023 and Community Catalyst Claims for November 1, 2023 through December 31, 2023.
- Contracts Ratified:
  - Bertrand 22-TFRH Service Agreement, **Housing Management**
  - First State Bank and SCEDD, **Office Lease**
  - State of Nebraska Department of Economic Development Rural Workforce Housing Investment Program, **Amendment** to 20-RWHF-016
  - Gibbon CDBG 23-PP-003 Professional Service, **Grant Administration**
  - Ravenna 23-PP-004 Professional Service, **Grant Administration**
  - Ravenna 23-PWI-007 Professional Service, **Grant Administration**
  - Stamford CDBG 23-PP-006 Professional Service, **Grant Administration**

**Public Comment:** Matt Smallcomb discussed the community center project – this will hold the City Offices also. He shared about a park project (foundation grant of \$200,000 was received), and he gave kudos to Lori for assistance with the Downtown Revitalization planning grant.

Hueftle updated the Board that the **FCC Affordable Connectivity Program (ACP) program**, and consequently the grant funding to promote it, is abruptly ending February 7, 2024 per notice from the FCC. SCEDD will no longer be promoting the program.

Hueftle provided a **Project Status Report**: SCEDD has submitted a revised grant application for Broadband Tech Assistance; Franklin, Osceola, and Red Cloud have completed nuisance abatement for the year and Glenvil is nearly complete, with one garage to demo. SCEDD was awarded the Nebraska Environmental Trust grant for \$398K for Small Town Recovery and Resilience; this project will be implemented in Stamford, Upland and Franklin. SCEDD will be conducting a CNAS and Housing Study in Stamford. An overview of the status of business and housing loans was provided.

#### **Discussion/Action Items:**

Following a review of the Income Statement and Balance Sheet, Joe Patterson moved to accept for filing the **12/31/2023 Financial Reports** as presented, Gene Horne seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Chris Schluntz made a motion to accept for filing the **12/31/2023 Investment Reports** for 2017/2020 and 2022 Rural Workforce Housing, and Community Catalyst funds, Ed Dexter seconded the motion; roll call vote provided unanimous approval.

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

**Bonding Fiscal Officer and Executive Director:** Hueftle asked the board to consider bonding SCEDD's Fiscal Officer and Executive Director. It was determined that more discussion and research was needed before a decision could be made. The topic will be revisited at the March Board Meeting.

Hueftle informed the Board that SCEDD was awarded the **Nebraska Environmental Trust Grant** for \$398,000 for Small Towns Achieving Recovery and Resilience. Jochum went over the scope of services provided through the grant, SCEDD will assist Franklin, Stamford and Upland in the demolition and cleanup of vacant dilapidated parcels; the Nuisance Abatement Program may be utilized. Hueftle reminded the board that SCEDD committed \$40,000 in matching funds for this grant.

Marni Danhauer moved to adjourn the meeting. Linda Glause seconded the motion. **The meeting was adjourned at 6:56PM**; unanimous approval.

**Next Meeting:** 5:30PM, Thursday, March 28, 2024, Clay County, NE.