

**South Central Economic Development District, Inc.**  
**Opera House Brewery & Grill, 415 N D Street, Fairfield, Clay County, NE**  
**4:00PM, Thursday, May 28, 2026**

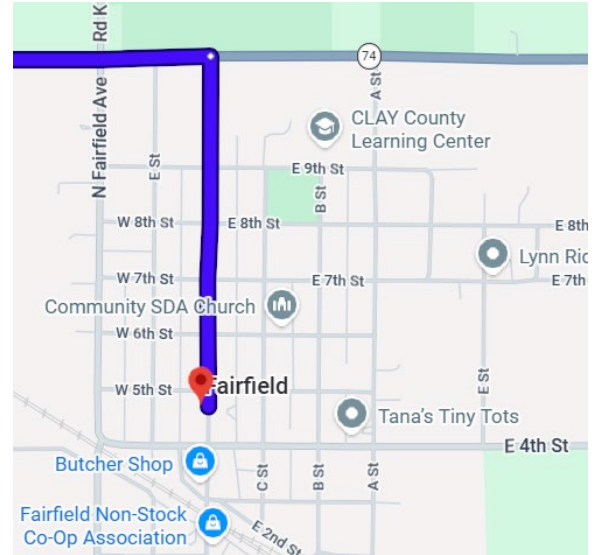
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*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 April 9, 2026
  - b. Approval of Claims, March 1 – April 30, 2026
  - c. Ratify contract(s):
    - i. Minden, CDBG 25-ED-003, **Professional Service Agreement**
    - ii. Minden, CDBG 25-ED-003, **Amended Memorandum of Understanding (MOU)**
    - iii. Minden, CDBG 25-ED-003, **Administration of Non-Profit Development Organization (NDO) Funds**
    - iv. **RWHF:** Loan Agreement and Promissory Note, International Sensor Systems, Inc, DBA Aurora Boardworks
    - v. **Dannebrog**, 2026 Nuisance Abatement Agreement
    - vi. **Franklin**, 2026 Nuisance Abatement Agreement
    - vii. **Stamford**, 2026 Vacancy Property Registry Services Agreement
    - viii. Nebraska Environmental Trust (STARR), **Waste Management Agreement**, T.L. Sund Constructors, Inc.
    - ix. **Willing Owner Agreement for 2024 Nebraska Environmental Trust (STARR)**, Village of Upland
- 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. 2025 Financial Audit, Jamie Clemens, AMGL
  - b. Review/Accept Financial Reports as of April 30, 2026
  - c. Review/Accept Investment Reports as of April 30, 2026
    - i. Rural Workforce Housing - 2017/2020 Report
    - ii. Rural Workforce Housing - 2022 Report
    - iii. Community Catalystr Report
  - d. Set SCEDD County Membership Dues for Calendar Year 2027
- 8) **Next Meeting: 4:00PM Board Meeting, Thursday, July 30, 2026, Franklin 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, May 28, 2026**

**Opera House Brewery & Grill, 415 N D Street,**

**Fairfield, Clay 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 4:02PM 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>	Absent	<b>Buffalo</b>	Absent
<b>Clay</b>	Barb Barnett	<b>Franklin</b>	Raquel Felzien
<b>Hall</b>	Becky Rother	<b>Hamilton</b>	Nicole Sabell
<b>Harlan</b>	Joe Schnuerle	<b>Howard</b>	Absent
<b>Kearney</b>	Robert Swanson (arr 4:15)	<b>Merrick</b>	Ed Dexter
<b>Nuckolls</b>	Dave Mussmann	<b>Phelps</b>	Theresa Puls
<b>Webster</b>	Gene Horne	<b>Private Business</b>	Absent
<b>Stkhldr Org/CCC</b>	Marni Danhauer		

**Introductions:** SCEDD Executive Director, Sharon Hueftle; AMGL CPA, Jamie Clemens; Lawrence Village Board Member, Carol Lemke; Guest, Vickie Swanson.

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

Barnett noted the **overview of the 2025 Financial Audit** would be taken ahead of consent agenda. Jamie Clemens, Certified Public Accountant from AMGL, reviewed the draft letters and financial statements with the Board. No action was taken as SCEDD Staff has not reviewed the statements.

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

- Minutes of the April 9, 2026, meeting.
- Operations Claims for March 1 through April 30, 2026, and Community Catalyst Claims for March 1, 2026, through April 30, 2026.
- Contracts Ratified:
  - i. Minden, CDBG 25-ED-003, **Professional Service Agreement**
  - ii. Minden, CDBG 25-ED-003, **Amended Memorandum of Understanding (MOU)**
  - iii. Minden, CDBG 25-ED-003, **Administration of Non-Profit Development Organization (NDO) Funds**
  - iv. **RWHF**: Loan Agreement and Promissory Note, International Sensor Systems, Inc, DBA Aurora Boardworks
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  - viii. Nebraska Environmental Trust (STARR), **Waste Management Agreement**, T.L. Sund Constructors, Inc.

**ix. Willing Owner Agreement for 2024 Nebraska Environmental Trust (STARR), Village of Upland**

Hueftle provided a **Project Status Report**: Items highlighted on the SCEDD Project report were noted including a recently awarded Minden ED grant; potential grants applications include Fairfield Streets, Hamilton County CDBG ED, Marquette Water Improvements, Hastings CDBG ED, Superior Downtown Revitalization, and Wood River Park and Rec. The 2024 Nebraska Environmental Trust grant funds were used to crush concrete in Stamford, funds will be depleted with a final downtown demo in Upland. Hueftle noted that SCEDD added Dannebrog and Franklin for Nuisance Abatement. SCEDD staff facilitated a Town Hall Visioning session in Amherst, additional housing was the priority. SCEDD has entered into Agreements with Bertrand, Franklin, and Stamford to administer Vacancy Property Registries, Courtesy Letters went out in April (Franklin & Stamford), and First Notice to Register was sent in May. Marquette has hired SCEDD for Facilitated Community Engagement in preparation for a CDBG application, this was kicked off with a Town Hall Visioning session; Fairfield is conducting a Community Needs Assessment Survey. The Farwell Income Survey was completed, results indicate the community is 70% low-moderate income, overriding the American Community Survey's report of 50% and opening the door for Community Development Block Grant funding. The 2025 Orleans Nebraska Environmental Trust grant is moving along as expected.

**Public Comments:** Carol Lemke shared that she was appointed to fill a vacancy on the Lawrence Village Board and was trying to learn about resources.

**Discussion/Action Items:**

**2025 Financial Audit:** No Action. Add to July 30, 2026, board meeting.

Following a review of the Income Statement and Balance Sheet, Joe Schnuerle moved to accept for filing the **April 30, 2026, Financial Reports** as presented, Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Ed Dexter made a motion to accept the **April 30, 2026, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing and the Community Catalyst fund reports. Nicole Sabell seconded the motion; roll call vote provided unanimous approval.

Ed Dexter made the motion to maintain the **SCEDD Membership Dues** at \$5,000 per county for calendar year 2027. Gene Horne seconded the motion; motion passed with 9 yays and 2 nays. Barnett, Felzien, Rother, SaBell, Swanson, Dexter, Puls, Horne, and Danhauer approved the motion; Schnuerle and Mussman voted against the motion.

Nicole Sabell moved to adjourn the meeting. Ed Dexter seconded the motion. **The meeting was adjourned at 5:03 PM**; unanimous approval.

**Next Meeting: 4:00PM**, Thursday, July 30, 2026, Franklin County.