

South Central Economic Development District, Inc.
Lincoln Manor, 1525 16th St., Central City, Merrick County, NE
5:30PM, Thursday, May 29, 2025

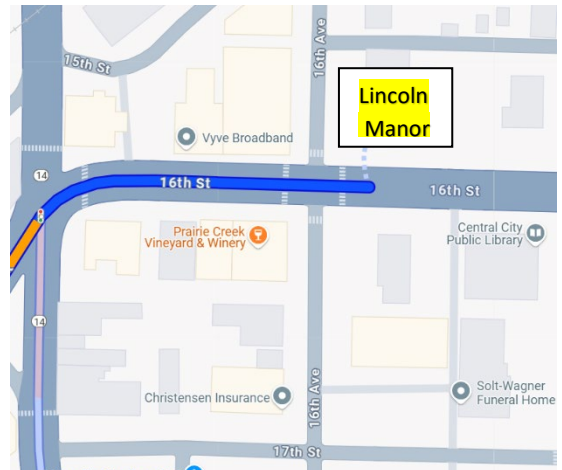
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*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 March 27, 2025
 - b. Approval of Claims, March 1 – April 30, 2025
 - c. Ratify contract(s):
 - i. Franklin, Nebraska Affordable Housing Trust Fund Program 24-TFRH-34017, **Professional Services for Housing Management**
 - ii. Kearney, EDA #ED25DEN0G0033, **Professional Services for Grant Administration**
 - iii. **STARR:** Franklin, 2024 NE Environmental Trust Grant, **Smith Owner Agreement**
 - iv. **STARR:** Stamford, 2024 NE Environmental Trust Grant, **Avery Owner Agreement**
 - v. **STARR:** Stamford, 2024 NE Environmental Trust Grant, **Bose Owner Agreement**
 - vi. **STARR:** Upland, 2024 NE Environmental Trust Grant, **Village of Upland Owner Agreement**
 - vii. **STARR:** Stamford, 2024 NE Environmental Trust Grant. B2 Environmental, **Professional Services for Asbestos Inspection**
 - viii. **RWHF:** Loan Agreement and Promissory Note, Bartunek Real Estate Ventures, LLC
 - ix. **RWHF:** Loan Agreement and Promissory Note, McHargue Builders, Inc.
 - x. **RWHF:** Loan Agreement and Promissory Note, Rudy Enterprises, LLC
- 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. Review/Accept Financial Reports as of April 30, 2025
 - b. Review/Accept Investment Reports as of April 30, 2025
 - i. Rural Workforce Housing - 2017/2020 Report
 - ii. Rural Workforce Housing - 2022 Report
 - iii. Community Catalyst Report
 - c. Set SCEDD County Membership Dues for Calendar Year 2026
 - d. Determine if a committee to review the updated Interlocal Agreement and By-laws is desired, and if so, determine who will serve on this committee.
 - e. Review/Approve amended Rural Workforce Housing Fund Investment Plan



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.

8) **Next Meeting: 5:30PM Board Meeting, Thursday, July 31, 2025, Nuckolls County, NE**

9) **Adjourn**

Check out the NROC Project Map Here:



South Central Economic Development District, Inc.
5:30 PM, Thursday, May 29, 2025
Lincoln Manor, 1525 16th St., Central City, Merrick 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 5:35PM by Ed Dexter.

Open Public Meeting Procedures: Ed Dexter indicated the open meetings law was in effect and a copy of the law was available in the room.

Roll Call:

Adams	Absent	Buffalo	Absent
Clay	Absent	Franklin	Absent
Hall	Becky Rother	Hamilton	Jessie Merkel
Harlan	Absent	Howard	Laura Berthelsen
Kearney	Robert Swanson	Merrick	Ed Dexter
Nuckolls	Dave Mussmann	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Linda Glause
Stkhldr Org/CCC	Marni Danhauer	Stkhldr Org/Const	Jared Burgoon

Introductions: SCEDD Executive Director, Sharon Hueftle; Central City Physician and President of the Merrick County Economic Development Corp, Dr. Brian Buhlke.

The **agenda** for this meeting was approved by unanimous vote; Marni Danhauer 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 Gene Horne and second by Marni Danhauer. Consent agenda included:

- Minutes of the March 27, 2025, meeting.
- Operations Claims for March 1 through April 30, 2025, and Community Catalyst Claims for March 1, 2025, through April 30, 2025.
- Contracts Ratified:
 - Franklin, Nebraska Affordable Housing Trust Fund Program 24-TFRH-34017, **Professional Services for Housing Management**
 - Kearney, EDA #ED25DENOG0033, **Professional Services for Grant Administration**
 - **STARR:** Franklin, 2024 NE Environmental Trust Grant, **Smith Owner Agreement**
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Hueftle provided a **Project Status and Staff Update:** Josh Young resigned his position at SCEDD as of May 9, he has taken a job with Allo Communication. Hueftle attended and was a panelist for the EDA Denver Regional Office 10 State Conference in April. SCEDD is working on EDA and CDBG applications for infrastructure and business expansion for Hornady Manufacturing at their site west of Grand Island. Lawrence

was not awarded the CCCFF Grant for a new community center. Prosser, Dannebrog, and Cairo asked to implement SCEDD's Nuisance Abatement Program in June; SCEDD is not able to accommodate these requests due to staffing shortage. Hueftle met with Elba and Farwell Village Boards to discuss options for community cleanup. Orleans Stakeholders have requested assistance with cleanup of dilapidated properties. Hueftle met with the Funk Village Board regarding Nuisance Abatement. SCEDD facilitated a Town Hall for the Community of Hildreth in April. HomeNE housing webinars have been added to the NROC Impact Map. SCEDD conducted Income Surveys for the City of Nelson and the Village of Shelton. Hueftle recently met with Longshot Property Development and Minden Investment Club regarding financing for the buildout of commercial property in the Albers Building. Hastings was awarded the NDED Showcase Community. SCEDD Business Loan news: SCEDD's attorney is taking action on two default business loans.

Public Comment: Dr. Brian Buhlke discussed the current activities in Merrick County, and in response to questions regarding how this happened, the decisions made by MEDC 10 years ago to focus on current businesses retention and expansion, housing, childcare, etc. This has paid great dividends for Merrick County. Jared Burgoon also shared that he has accepted a position at Kansas State University and will be vacating his board position.

Discussion/Action Items:

Following a review of the Income Statement and Balance Sheet, Laura Berthelson moved to accept the **April 30, 2025, Financial Reports** for filing, Jared Burgoon seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Linda Glause made a motion to accept the **April 30, 2025, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing reports and the Community Catalyst reports. Gene Horne seconded the motion; roll call vote provided unanimous approval.

Bob Swanson made the motion to maintain the **SCEDD Membership Dues** at \$5,000 per county for calendar year 2026. Theresa Puls seconded the motion; unanimous roll call approval.

Updated Interlocal Agreement and By-laws were not received from the attorney for this meeting; Hueftle asked the Board if they preferred to have a committee review the documents prior to the July meeting. No action was taken; the full board will review the documents at the next meeting.

Hueftle informed the board that DED has not yet approved SCEDD's **amended Rural Workforce Housing Fund Investment Plan**, so it will be on the July meeting agenda. It was recommended that the Housing Committee and Investment Committee review the amended document prior to the July meeting.

Jessie Merkel moved to adjourn the meeting, seconded by Bob Swanson. **The meeting was adjourned at 7:02PM**; unanimous approval.

Next Meeting: 5:30PM, July 31, 2025, Nuckolls County, NE.