

**South Central Economic Development District, Inc.**  
**Hastings Economic Development and Chamber Office, 301 S Burlington,**  
**Hastings, Adams County, NE**  
**5:30PM, Thursday, April 9, 2026**

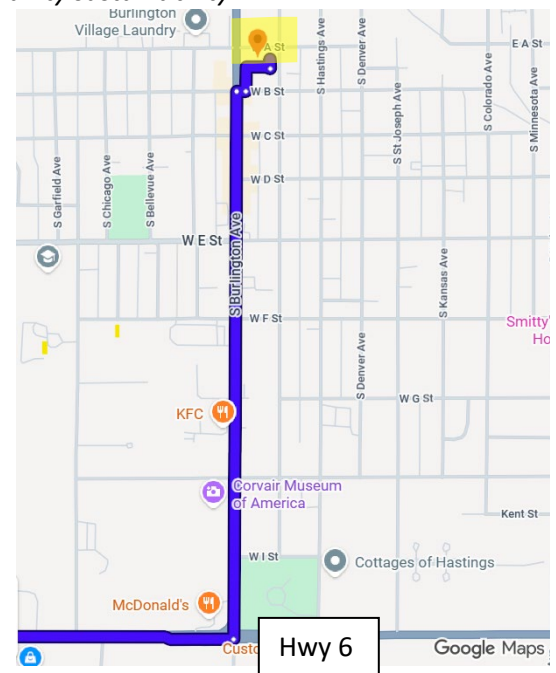
***Mission:** The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

***Our vision** is to be the resource businesses and communities rely on for advice and connections to programs designed to help businesses grow and 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 29, 2026
  - b. Approval of Claims, January 1 – February 28, 2026
  - c. Ratify contract(s):
    - i. Gibbon, Downtown Revitalization Grant #25-DTR-002 (CDBG), **Professional Services**
    - ii. Gibbon, Planning Grant #25-PP-005 (CDBG), **Professional Services**
    - iii. Minden, Planning Grant #25-PP-09 (CDBG), **Professional Services**
    - iv. Nelson, Street Improvements Projects #25-PWI-015, **Professional Services**
    - v. **Central City**, Nebraska Affordable Housing Trust Fund, Housing Management Services Agreement
    - vi. **Minden**, Post Nebraska Affordable Housing Trust Fund, Housing Management Services Agreement
    - vii. **Orleans**, Nebraska Environmental Trust (STARR) NET-26-106, General Administration Services Agreement
    - viii. **Orleans**, Nebraska Environmental Trust (STARR) NET-26-106, Project Management, Services Agreement
    - ix. **RWHF**: Loan Agreement and Promissory Note, Bartunek Real Estate Ventures, LLC
    - x. **RWHF**: Loan Agreement and Promissory Note, McHargue Builders, Inc.
    - xi. **Blue Hill**, 2026 Nuisance Abatement Agreement
    - xii. **Cairo**, 2026 Nuisance Abatement Agreement
    - xiii. **Glenvil**, 2026 Nuisance Abatement
    - xiv. **Hordville**, 2026 Nuisance Abatement Agreement
    - xv. **Kenesaw**, 2026 Nuisance Abatement Agreement
    - xvi. **Juniata**, 2026 Nuisance Abatement Agreement
    - xvii. **Ravenna**, 2026 Nuisance Abatement Agreement
    - xviii. **Red Cloud**, 2026 Nuisance Abatement Agreement
    - xix. **Superior**, 2026 Nuisance Abatement Agreement
    - xx. **Bertrand**, 2026 Vacancy Property Registry Services Agreement
    - xxi. **Franklin**, 2026 Vacancy Property Registry Services Agreement



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.

xxii. **Stamford**, 2026 Vacancy Property Registry Services Agreement

5) **Information Item:** Project Status, Map of projects

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. CEDS Update

b. Review/Accept Financial Reports as of February 28, 2025

c. Review/Accept Investment Reports as of February 28, 2025

i. Rural Workforce Housing - 2017/2020 Report

ii. Rural Workforce Housing - 2022 Report

iii. Community Catalyst Report

d. Changes with Sherwood Foundation/Community Catalyst Program

e. Consider meeting time

8) **Next Meeting: 5:30PM Board Meeting, Thursday, May 28, 2026, Clay County**

9) **Adjourn**

**[Check out SCEDD's NROC Impact Map Here>](#)**



**South Central Economic Development District, Inc.**  
**Thursday, April 9, 2026**  
**Hastings Economic Development and Chamber Office, 301 S Burlington,**  
**Hastings, Adams 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 and Zoom was called to order** at 5:41PM 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>	Raquel Felzien
<b>Hall</b>	Becky Rother	<b>Hamilton</b>	Nicole Sabell
<b>Harlan</b>	Absent	<b>Howard</b>	Laura Berthelsen
<b>Kearney</b>	Robert Swanson	<b>Merrick</b>	Absent
<b>Nuckolls</b>	Absent	<b>Phelps</b>	Theresa Puls
<b>Webster</b>	Tricia Allen	<b>Private Business</b>	Linda Glause
<b>Stkhldr Org/CCC</b>	Absent		

**Introductions:** SCEDD Executive Director, Sharon Hueftle; SCEDD Community Consultant, Howard Wong discussed the CEDS by Zoom.

The **agenda** for this meeting was approved by unanimous vote. Nicole Sabell 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 Becky Rother. Consent agenda included:

- Minutes of the January 29, 2026, meeting.
- Operations Claims for January 1 through February 28, 2026, and Community Catalyst Claims for January 1, 2026, through February 28, 2026.
- Contracts Ratified:
  - i. Gibbon, Downtown Revitalization Grant #25-DTR-002 (CDBG), **Professional Services**
  - ii. Gibbon, Planning Grant #25-PP-005 (CDBG), **Professional Services**
  - iii. Minden, Planning Grant #25-PP-09 (CDBG), **Professional Services**
  - iv. Nelson, Street Improvements Projects #25-PWI-015, **Professional Services**
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- xxii. **Stamford**, 2026 Vacancy Property Registry Services Agreement

Hueftle provided a **Project Status Report**: SCEDD will be administering 4 CDBG newly awarded grants: Gibbon has 2 (Downtown Revitalization and a Comprehensive Plan), Minden is completing a water study, and Nelson is completing street improvements. SCEDD is also administering an EPA Brownfields grant awarded to the City of Hastings for asbestos clean-up in the former middle school; the Nebraska Environmental Trust for the Village of Orleans has been awarded. The 2024 Nebraska Environmental Trust grant will be crushing concrete in Stamford next week. The communities of Prosser and Campbell have decided not to pursue nuisance this year; Sharon will meet with Dannebrog next week to determine if they will offer nuisance. SCEDD staff facilitated a Town Hall Visioning session in the community of Farwell and is conducting an Income Survey. SCEDD has entered into Agreements with Bertrand, Franklin, and Stamford to administer Vacancy Property Registries, with Courtesy Letters going out in April. The Harvard Housing Authority environmental review has been completed. Marquette has hired SCEDD for Facilitated Community Engagement in preparation for a CDBG application, and Fairfield has started work on a Community Needs Assessment Survey. The Aurora Boardworks loan has been funded. SCEDD received final payment from Cynthia's Bouquets & Lattes to close out the loan. A map showing SCEDD work was provided.

Congratulations to the Outstanding Clerk of the Year from Nebraska Second-Class City Category: Tricia Allen for 2026 and Raquel Felzien for 2025. Nebraska Municipal Clerk's Association was the awarding entity.

**Public Comments:** None

**Discussion/Action Items:**

**CEDS Update:** Wong presented the SCEDD Board of Directors a brief update on the SCEDD Region's 5-Year plan via Zoom. 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.

Following a review of the Income Statement and Balance Sheet, Theresa Puls moved to accept for filing the **February 28, 2026, Financial Reports** as presented, Linda Glause seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Joe Patterson made a motion to accept the **February 28, 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.

Regarding the **Sherwood Foundation/Community Catalyst Program**, Hueftle informed the Board that SCEDD has decided not to serve as fiscal officer for the 2026 Catalyst Program. Funds previously awarded for this program will be returned to the Foundation. This decision was made after Sherwood Foundation dismissed the program administrators that served in the vital role of managing the people side of this program.

**Consider new meeting time for SCEDD Board of Directors:** Barb Barnett stated that she had been approached for an earlier board meeting time. Hueftle suggested the meeting schedule, day of the month, time, and rotation all be considered. After discussion, Raquel Felzien moved to keep meeting the last Thursday of odd numbered months at 4:00PM, continuing to rotate among the counties in the District. Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Nicole Sabell moved to adjourn the meeting. Laura Berthelsen seconded the motion. **The meeting was adjourned at 6:38 PM;** unanimous approval.

**Next Meeting: 4:00PM,** Thursday, May 28, 2026, Clay County, Opera House, Fairfield, NE.