

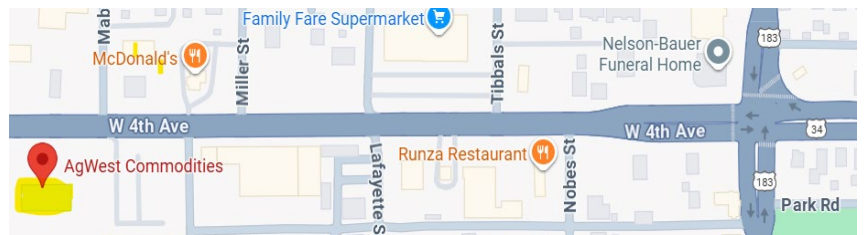
South Central Economic Development District, Inc.
Ag West Commodities, 415 W. 4th Avenue, Holdrege, Phelps County, NE
5:30PM, Wednesday, October 8, 2025

***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 July 31, 2025
 - B.** Approval of Claims, June 30 – August 31, 2025
 - C.** Ratify contract(s):
 - i.** Minden School Foundation, Minden Early Childhood Partnership, **Support Services**
 - ii.** Orleans, Nebraska Environmental Trust Application, **Grant Assistance**
 - iii.** Wood River, Post Housing Management 23-TFRH-34010, **Professional Services**
 - iv.** Rooted in Relationships Phelps County, **Provider Agreement**, Megan Peyton
 - v.** **RWHF:** Loan Agreement and Promissory Note, Ridder Custom Building, LLC
 - vi.** **RWHF:** Loan Agreement and Promissory Note, Armando's Construction, Inc.
 - vii.** B2E Environmental, LLC, Asbestos Abatement Services for **Franklin & Stamford NET/STARR**
 - viii.** Upland, Evans Construction, LLC, **Contractor Agreement for Waste Management**
 - ix.** **Willing Owner Agreements for 2024 NE Environmental Trust/ STARR:**
 - a.** Franklin, Bradley & Michelle Garvin
 - b.** Franklin, Thomas Overleese
 - c.** Stamford, Joseph Bernecker
 - d.** Stamford, Joseph Bernecker
 - e.** Stamford, Julie Kresser
 - f.** Stamford, Larry Reilly
 - g.** Upland, Matthew Hickman
 - a.** Upland, Rickey II and Lady Katherin Joslin
- 5) Public Comment:** *if commenting on an item not on the agenda, it will not be considered at this meeting*
- 6) Information Item:** Project Status, Staff update
- 7) Discussion/Action Items:**
 - A.** Review/Accept Financial Reports as of August 31, 2025
 - B.** Review/Accept Investment Reports as of August 31, 2025

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.

- a. Rural Workforce Housing - 2017/2020 Report
- b. Rural Workforce Housing - 2022 Report
- c. Community Catalyst Report
- C.** 20 Year Celebration, January 29, 2026
- D.** RWHF Maximum Sales Price Discussion
- E.** Review/Adopt the Amended Interlocal Cooperation Agreement to Participate in the South Central Economic Development District
- F.** Review/Adopt the South Central Economic Development District, Inc. By-Laws as amended October 8, 2025
- G.** Review/Accept Committee Assignments:
 - a. Business Loan Committee: Mary Berlie, Marni Danhauer, Raquel Felzien, Tricia Allen, *Joe Schnuerle*
 - b. Housing Loan Committee: Ed Dexter, Laura Berthelsen, Linda Glause, Mary Berlie, **Vacant**
 - c. Investment Committee: Bob Swanson, Linda Glause, Ed Dexter
 - d. Budget Committee: Theresa Puls and Joe Patterson
 - e. Nominating Committee: Sharon Hueftle
 - f. Executive Director Evaluation Committee: Officers

8) Next Meeting: 5:30PM Board Meeting, Thursday, **December 4, 2025, TBA, Webster County, NE**

9) Adjourn

Check out the NROC Project Map Here:



South Central Economic Development District, Inc.

5:30 PM, Thursday, July 31, 2025

Dick's Place Bar & Grill, 161 N Calvert St., Lawrence, Nuckolls 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 5:55PM 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	Buffalo	Absent
Clay	Barb Barnett	Franklin	Absent
Hall	Absent	Hamilton	Absent
Harlan	Absent	Howard	Laura Berthelsen
Kearney	Robert Swanson	Merrick	Edward Dexter
Nuckolls	Dave Mussmann	Phelps	Theresa Puls
Webster	Tricia Allen	Private Business	Absent
Stkhldr Org/CCC	Absent		

Introductions: SCEDD Executive Director, Sharon Hueftle; Kirt Lukasiewicz joined by Zoom.

The **agenda** for this meeting was approved by unanimous vote. Ed Dexter 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 Theresa Puls and second by Joe Patterson. Consent agenda included:

- Minutes of the May 29, 2025, meeting.
- Operations Claims for May 1 through June 30, 2025, and Community Catalyst Claims for May 1, 2025, through June 30, 2025.
- Contracts Ratified:
 - i. Bertrand, Housing Management Post Contract #22-TFRH-34031, **Professional Services**
 - ii. Hastings, Bruckman Economic Development Grant #24-ED-003, **Professional Services/Consultant Agreement**
 - iii. Ravenna, Sidewalk Improvements Project #23-PWI-007, **Construction Management Services**
 - iv. Sutton, Sidewalk Improvements Project #22-DTR-012, **Construction Management Services**
 - v. Integrity Home Inspection & Testing, LLC, Asbestos Testing Services for **Franklin NET/STARR**
 - vi. Integrity Home Inspection & Testing, LLC, Asbestos Testing Services for **Stamford NET/STARR**
 - vii. Integrity Home Inspection & Testing, LLC, Asbestos Testing Services for **Upland NET/STARR**
 - viii. **Willing Owner Agreements for 2024 NE Environmental Trust/ STARR:**
 - a. Franklin, Rocky & Betty Baldozier
 - b. Franklin, Samuel & Taylor Gerdes
 - c. Franklin, Irvin Gettys
 - d. Franklin, Hunter Lassen

- e. Franklin, Doug Swancutt
- f. Franklin, Jennifer Watts
- g. Stamford, Miriam Land
- h. Stamford, Darrell Richardson
- i. Upland, Jody DeJonge
- j. Upland, Jolene Holland
- iv. **Rooted In Relationships Phelps County – Providers & Directors:**
 - a. **Director Agreement**, Katie Dorn
 - b. **Director Agreement**, Brettany Wilson
 - c. **Provider Agreement**, Sheila Bogart
 - d. **Provider Agreement**, Lisa Cohen
 - e. **Provider Agreement**, Alexi Henry
 - f. **Provider Agreement**, Estafani Hernandez Perez
 - g. **Provider Agreement**, Breanna Houdek
 - h. **Provider Agreement**, Laine Ironshell
 - i. **Provider Agreement**, Tea Kroese
 - j. **Provider Agreement**, Tiffany Luna
 - k. **Provider Agreement**, Nicole Reed
 - l. **Provider Agreement**, Eden Schroeder
 - m. **Provider Agreement**, Rebecca Trent
 - n. **Provider Agreement**, Sarah Trent
 - o. **Provider Agreement**, Keeley Verbeck
 - p. **Provider Agreement**, Madison Watson
 - q. **Provider Agreement**, Kendra Yanez
- v. **Rooted In Relationships Phelps County – Coordinator & Coaches:**
 - a. **Coordinator Contract**, Pam Hansen
 - b. **Coach Contract**, Pam Hansen
 - c. **Coach Contract**, Tammy Bojorquez
 - d. **Coach Contract**, Candance Miller
 - e. **Mentor Coach Contract**, Cari Sughrue

Hueftle provided a **Project Status and Staff Update**: Nikki Schwanz is out on medical leave; Howard Wong has accepted the position of Community Consultant. Two cities have been awarded grants with the assistance of SCEDD: the City of Hastings has been awarded an economic development CDBG for the expansion of Bruckman Rubber; Sutton was awarded a USDA REDLG for the equipment upgrades in the renovation and expansion of the Sutton Community Homes. SCEDD was recently awarded two grants, The 2026 Community Catalyst grant from the Sherwood Foundation, and a Rooted in Relationships grant for Phelps County, which will allow them to start a new cohort in conjunction with their year 3 of the first cohort, and will include some childcare providers from Minden. The Bertrand 2022 NE Affordable Housing Trust Fund grant has been closed out. SCEDD is assisting the Village of Orleans with a Town Hall to provide support for a NE Environmental Trust grant application for waste management. SCEDD is also assisting the Village of Dannebrog to conduct Nuisance Abatement internally by selecting the top parcels out of compliance with nuisance codes. SCEDD had a town hall follow-up meeting with the Village of Hildreth and the Grow Hildreth group to discuss next steps to address identified priorities. The USDA Broadband Technical Assistance grant has been placed on hold by SCEDD as funding changes have caused this project to be nearly irrelevant. Hueftle provided a workshop on the “Cost of Complacency” for the Central Community College and Mid-Plains Regions of the 6 Regions 1 NE initiative – this program addresses chronic vacancies limiting the ability of communities to provide adequate housing. SCEDD is marketing this program to communities as Reclaiming Community Assets (RCA). SCEDD’s been working with Attorney Corey O’Brien to review update SCEDD’s Interlocal Agreement and By-

Laws. O'Brien has also filed judgements against two businesses that are in default on loans. Hueftle also read a resignation email received Thursday, July 31st, from Jared Burgoon indicating he has relocated to Kansas and cannot serve on the board; search for a new construction representative will begin. Hueftle also discussed a new opportunity to be grant recipient/fiscal officer for Sherwood Foundation for two projects currently offered only in Omaha; these may become part of the current Sherwood grant for Community Catalyst or may be offered as a separate grant. The board was supportive of serving as recipient/fiscal officer in either circumstance.

Public Comment: None

Discussion/Action Items:

Following a review of the Income Statement and Balance Sheet, Ed Dexter moved to accept for filing the **June 30, 2025, Financial Reports** as presented, Tricia Allen seconded the motion; roll call vote provided unanimous approval.

Hueftle reviewed the investment reports. Joe Patterson made a motion to accept the **June 30, 2025, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing and Community Catalyst fund reports. Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Rural Workforce Housing Fund Investment Plan: Hueftle discussed the revised Rural Workforce Housing Fund Investment Plan noting that this plan is a simplified version of the original and has been approved by the NE Dept of Economic Development and the SCEDD Housing Loan Committee. Laura Berthelsen moved to accept the revised Fund Investment Plan, Ed Dexter seconded the motion; roll call vote provided unanimous approval.

Attorney Engagement Letter: Hueftle shared an introductory letter from the Attorney Corey O'Brien, discussing his prior experience, and an Attorney Engagement Letter proposed by O'Brien. After discussion regarding rates and projects, Joe Patterson moved to approve the Engagement Letter, seconded by Laura Berthelsen, and approved by a unanimous roll call vote.

Hueftle informed the board that **SCEDD will be hosting a 20-year celebration in January 2026**. Sharon said SCEDD Staff members are working on plans and hope to have this at CCC with the Culinary Students preparing the meal. After discussing options, the board voiced preferences for serving a plated meal to all attendees at no charge and limiting the number of attendees to remain within budget.

Ed Dexter moved to adjourn the meeting. Theresa Puls seconded the motion. **The meeting was adjourned at 6:45PM;** unanimous approval.

Next Meeting: 5:30PM, Thursday, September 25, 2025, Phelps County, NE.