

South Central Economic Development District, Inc.
Double V Restaurant, 530 W 3rd St., Grand Island, Hall County, NE
4:00PM, Tuesday, September 15, 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:

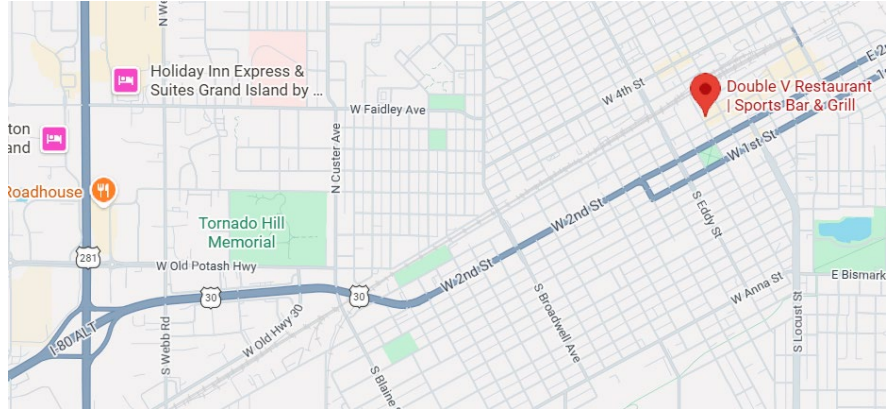
1) Open Public Meeting Procedures

2) Call to Order/Roll Call and Introductions

3) Agenda Approval

4) Consent Agenda

- a. Minutes of July 30, 2026
- b. Approval of Claims, July 1 – August 31, 2026
- c. Ratify contract(s):
 - i. Aurora, **NDO**: Loan Agreement and Promissory Note 1, International Sensor Systems Inc, DBA Aurora Boardworks
 - ii. Aurora, **NDO**: Loan Agreement and Promissory Note 2, International Sensor Systems Inc, DBA Aurora Boardworks
 - iii. Holdrege, **RBEG**: Loan Agreement and Promissory Note, 308 Bakery, LLC
 - iv. Kenesaw, **RBEG**: Loan Agreement and Promissory Note, Boots Hair Co, LLC
 - v. Memorandum of Understanding between Grow Nebraska Foundation and SCEDD, on behalf of the Nebraska Small Business Assistance Act, **Loan Equity Enhancement Program**
 - vi. Minden, **NDO**: Loan Agreement and Promissory Note 1, Royal Engineered Composites, Inc
 - vii. Minden, **NDO**: Loan Agreement and Promissory Note 2, Royal Engineered Composites, Inc
 - viii. Minden, Nebraska Environmental Trust (STARR), **Application Assistance**



5) Public Comment: *if commenting on an item not on the agenda, it will not be considered at this meeting*

6) Discussion/Action Items:

- a. Approve Comprehensive Economic Development Strategy (5 year plan)
- b. Review/Accept Financial Reports as of August 31, 2026
- c. Review/Accept Investment Reports as of August 31, 2026
 - i. Rural Workforce Housing - 2017/2020 Report
 - ii. Rural Workforce Housing - 2022 Report
 - iii. Community Catalyst Report
- d. Consider Employee PTO buyout policy
- e. Review/Accept Committee Assignments:
 - i. Business Loan Committee: Mary Berlie, Marni Danhauer, Raquel Felzien, Tricia Allen, **Joe Patterson**
 - ii. Housing Loan Committee: Ed Dexter, Laura Berthelsen, Linda Glause, Mary Berlie, Vacant
 - iii. Investment Committee: Bob Swanson, Linda Glause, Ed Dexter

The South Central Economic Development District, Inc. reserves the right to take agenda items out of order. This body may also go in to closed session if deemed necessary.

- iv. Budget Committee: Theresa Puls, Joe Patterson
- v. Nominating Committee: Sharon Hueftle
- vi. Executive Director Evaluation Committee: Officers

7) Information Item: Project Status

8) Next Meeting: 4:00PM Board Meeting, Thursday, December 3, 2026, Hamilton County, NE

9) Adjourn



Check out the NROC Project Map Here:

South Central Economic Development District, Inc.

Tuesday, September 15, 2026

Double V Restaurant, 530 W 3rd St.

Grand Island, Hall 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 was called to order at 4:07PM 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	Absent	Buffalo	Absent
Clay	Barb Barnett	Franklin	Michelle Kahrs
Hall	Mary Berlie (left 5:00pm)	Hamilton	Absent
Harlan	Absent	Howard	Absent
Kearney	Robert Swanson	Merrick	Ed Dexter
Nuckolls	Absent	Phelps	Theresa Puls
Webster	Gene Horne	Private Business	Linda Glause
Stkhldr Org/CCC	Marni Danhauer		

Introductions: Sharon Hueftle, SCEDD Executive Director; Cynthia Koester and Dan and Linda Huenefeld, citizens of the region.

The **agenda** and **consent agenda** for this meeting were approved by a unanimous roll call vote following a motion by Mary Berlie and second by Gene Horne. Consent agenda included:

- Minutes of July 30, 2026, meeting.
- Operations Claims for July 1 through August 31, 2026, and Community Catalyst Claims for July 1, 2026, through August 31, 2026.
- Contracts Ratified:
 - i. Aurora, **NDO**: Loan Agreement and Promissory Note 1, International Sensor Systems Inc, DBA Aurora Boardworks
 - ii. Aurora, **NDO**: Loan Agreement and Promissory Note 2, International Sensor Systems Inc, DBA Aurora Boardworks
 - iii. Holdrege, **RBEG**: Loan Agreement and Promissory Note, 308 Bakery, LLC
 - iv. Kenesaw, **RBEG**: Loan Agreement and Promissory Note, Boots Hair Co, LLC
 - v. Memorandum of Understanding between Grow Nebraska Foundation and SCEDD, on behalf of the Nebraska Small Business Assistance Act, **Loan Equity Enhancement Program**
 - vi. Minden, **NDO**: Loan Agreement and Promissory Note 1, Royal Engineered Composites, Inc
 - vii. Minden, **NDO**: Loan Agreement and Promissory Note 2, Royal Engineered Composites, Inc
 - viii. Minden, Nebraska Environmental Trust (STARR), **Application Assistance**

Public Comments: Cynthia Koester asked questions regarding services for a business owned by a friend. It was recommended she set an appointment with the Executive Director and business owner.

Discussion/Action Items:

Comprehensive Economic Development Strategy (5-year plan): Hueftle presented the SCEDD Board with a brief update on the SCEDD Region's 5-Year plan, noting the CEDS public comment period had ended. The

CEDS was approved by a unanimous roll call vote following a motion by Mary Berlie and second by Marni Danhauer.

Consider Zabuni Options: Hueftle reviewed a business loan settlement offer prepared by SCEDD's attorney for Zabuni Specialty Coffee, as well as a counteroffer from Huenefelds. Board members asked questions and deliberated the options. Bob Swanson moved to accept the counteroffer, Marni Danhauer seconded the motion; roll call provided unanimous approval.

Consider Employee PTO buyout policy: Hueftle noted that she had not yet completed research of the policies of other districts and non-profits to provide the board with information requested at the July meeting to discuss PTO vs Vacation/Sick Leave. Hueftle requested the board consider a one-time cash out of 100% of excess PTO for the only employee currently at the 50% buyout that has over ten years of tenure. Mary Berlie moved to pay excess PTO per the policy and also pay a bonus equal to the PTO payout. Marni Danhauer seconded the motion; roll call provided unanimous approval.

Following a review of the Income Statement and Balance Sheet, Ed Dexter moved to accept for filing the **August 31, 2026, Financial Reports** as presented, Theresa Puls seconded the motion; roll call vote provided unanimous approval.

Following a review of the investment reports. Ed Dexter made a motion to accept the **August 31, 2026, Investment Reports** for filing, including the 2017/2020 and 2022 Rural Workforce Housing and the Community Catalyst fund reports. Gene Horne seconded the motion; roll call vote provided unanimous approval.

Committee Assignments for 2027 were reviewed:

- Business Loan Committee members include Marni Danhauer, Mary Berlie, Raquel Felzien and Tricia Allen; Joe Patterson will conclude his term on the board at the end of the year, Hueftle will seek a replacement.
- Housing Loan Committee members include Ed Dexter, Laura Berthelsen, Linda Glause and Mary Berlie; Hueftle will ask Craig Hubbard, Construction at CCC-Hastings to apply for the construction expert position on the SCEDD board and serve on this committee.
- Investment Committee members include Bob Swanson, Linda Glause, Ed Dexter.
- Budget Committee members include Theresa Puls and Joe Patterson.
- Nominating Committee: Sharon Hueftle will contact current officers to determine interest in continuing to serve and request replacements where necessary.
- Executive Director Evaluation Committee members include the Executive Committee: Barb Barnett, Ed Dexter, Theresa Puls, Raquel Felzien.

Hueftle provided a **Project Status Report:** Items highlighted on the SCEDD Project report were noted including 7 grant applications submitted in September: 4 CDBG, 2 NET grants, and 1 TechSoup Rural AI grant. SCEDD closed loans for Hamilton County Aurora Boardworks and Minden Royal Engineered Composites CDBG ED projects in August. Hueftle shared that "Nuisance to Nature" through Two Rivers Health Dept. is helping to improve a parcel in the Franklin nuisance program. Hueftle shared that SCEDD received \$5,000 in loan repayment for each of the two most recent business loan recipients; this funding was made available through GrowNE's Loan Equity Enhancement Program. Hueftle also noted this was Gene Horne's last meeting as a board member and thanked Gene for his service.

The meeting was adjourned at 5:45 PM; unanimous approval.

Next Meeting: 4:00PM, Thursday, December 3, 2026, Hamilton County.