

SEND D

Southeast Nebraska Development District

www.sendd.org

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TO: SENDD Board of Directors
FROM: David R. Taladay, Executive Director
SUBJECT: Meeting Notice and Agenda
DATE PREPARED: September 13, 2012

MEETING NOTICE

A dinner/meeting of the Southeast Nebraska Development District's **Board of Directors is scheduled for Thursday, SEPTEMBER 20, 2012. PLEASE NOTE THAT** the evening will begin with a 6:30 p.m. dinner which will be at the **HY-VEE Store at about 84th and Holdrege St. (1601 No. 84th St.) in Lincoln.** We will have the Conference Room in the upstairs level. We will have the Fried Chicken Dinner catered up to the room.

The business meeting, also to be held at the Conference Room at the HY-VEE Store, is scheduled to begin at **approximately 7:00 p.m.** A current copy of the agenda is available for public inspection each workday, from 8:00 a.m. to 5:00 p.m., at SENDD's Lincoln office, 2631 "O" St.

Note to Board of Directors

Providing you have a conflict with this meeting date and will be unable to attend, please contact the SENDD Lincoln office and advise a staff member that you will not be present. Thank you.

MEETING AGENDA

I. CALL TO ORDER (Approximately 7:00 P.M.)

A. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, a current copy of the **Open Meetings Act** is posted in the meeting room at the SENDD Office and is available for viewing by the public.

B. Roll Call: Taken by registration of members in attendance with introduction of all members.

C. Board membership: (Appointments to fill vacancies and non-elected positions and terms.)

A potential partner has indicated a willingness to serve on the SENDD Board of Directors to fill the last vacant positions:

- **Roberta Pinkerton:** Omaha Public Power District – Community Economic Development Coordinator. Ms. Pinkerton has been with OPPD for almost 14-years dealing with Community and Economic Development in SE Nebraska. She was also the SE Field Representative for the Nebraska Department of Economic Development (NDED) for ten years prior. Working from her field office outside of Beatrice, Ms. Pinkerton has been involved in a number of collaborative activities with SENDD. (See attached bio) **Formal action to accept Ms. Pinkerton as a Board member is requested.**

At their meeting on August 16, 2012, the Executive Committee accepted the membership status of the following two partners:

- **Cheryl Brandenburg:** Black Hills Energy – Director, Economic Development. Ms. Brandenburg had previously worked as an Economic Development Consultant for the Nebraska Department of Economic Development (NDED)
- **Nick Harling:** American National Bank in Falls City- VP, Business Banking. Mr. Harling is a lifelong resident in SE Nebraska and has experience in Insurance and Real Estate as well as the Banking industry

II. MINUTES

- A. Minutes of the June 21, 2012 Full SENDD Board Meeting, as well as minutes of the August 16, 2012 Executive Committee meeting are enclosed with this notice/agenda. **A motion for approval of minutes as written/amended will be sought.**

III. AGENDA ADJUSTMENTS

IV. FINANCIAL

- A. **Check Registry:** A copy of the August 2012 Check Registry is enclosed. **A motion to accept the report as presented and/or amended will be sought.**
- B. **Revenue/Expense Report:** A copy of the July and August 2012 Revenue/Expense reports are enclosed. **A motion to accept the reports as presented and/or amended will be sought.**
- C. **Presentation of SENDD Annual Audit:** Presentation of the FY 2012 Annual Audit for SENDD will be made by staff from HBE Becker Meyer, Love, LLP. The Executive Director is seeking acceptance of the audit by the Board. A copy of the draft report will be distributed prior to the Board meeting. **Formal Action is requested.**
- D. **Dorchester CDBG #12-PP-002:** SENDD staff assisted the Village of Dorchester in preparation and submittal of an application to the Planning Category of the Community Development Block Grant (CDBG) Program at the Nebraska Dept. of Economic Development. The Village was recently awarded a grant in the amount of \$16,100 (out of a total project of \$21,500) to develop a Housing Market Study with Strategies for Affordable Housing in the community. SENDD has entered a contract in the amount of \$1,500 for General Administrative services. The Executive Director is requesting retroactive approval of the contract with the Village of Dorchester. **Formal Action is requested.**
- E. **Seward NAHTF #12-TFHP-6005 Down Payment Assistance Program Contracts:** SENDD staff assisted the City of Seward, in cooperation with the Seward County Housing Corporation (SCHC), in development and submittal of an application for 2012 Nebraska Affordable Housing Program funds for a countywide Homeownership Opportunity Program, which includes down payment assistance to income eligible applicants, and the potential for minor housing rehabilitation grants on homes that need renovation to bring up to standards. That program has been approved, although a formal notice has not been distributed by NDED. This project involves a total award of \$349,000 in Nebraska Affordable Housing Trust Funds (NAHTF) to assist at least 14-LMI families with purchase of homes and possible renovation work.

The Executive Director is requesting authorization to negotiate and enter into contracts with the City of Seward for:

- General NAHTF Administration in the amount not to exceed \$20,000.

The Executive Director is requesting authorization to negotiate and enter into contracts with the Seward County Housing Corporation (SCHC) for:

- Housing Rehabilitation Management in the amount not to exceed \$35,000.
- Lead Testing in the amount not to exceed \$21,000.

Formal Action is requested.

- F. **Thayer County Economic Development Alliance (TCEDA) #12-TFHP-60 Down Payment Assistance Program Contracts:** SENDD staff assisted the TCEDA in development and submittal of an application for 2012 Nebraska Affordable Housing Program funds for a countywide Homeownership Opportunity Program, which includes down payment assistance to income eligible applicants, and the potential for minor housing rehabilitation grants on homes that

need renovation to bring up to standards. That program has been approved, although a formal notice has not been distributed by NDED. This project involves a total award of \$157,500 in Nebraska Affordable Housing Trust Funds (NAHTF) to assist at least 7-LMI families with purchase of homes and possible renovation work.

The Executive Director is requesting authorization to negotiate and enter into contracts with the TCEDA for:

- General NAHTF Administration in the amount not to exceed \$10,000.
- Housing Rehabilitation Management in the amount not to exceed \$15,000.
- Lead Testing in the amount not to exceed \$7,500.

Formal Action is requested.

G. Other Financial:

VI. OLD BUSINESS

A. M.I.N.K.- Missouri, Iowa, Nebraska, Kansas Corridor coalition: The SENDD Executive Director has been in discussion with Maxine Moul, Director of USDA-RD Nebraska and Mark Werthmann, EDA Regional Representative concerning proposals to assist the organization. Staff has attended one previous meeting (See attached information). Taladay will discuss concept of the coalition and use of staff time for attendance at meetings and potential for SENDD involvement in EDA grant funding for activities. **Formal Action will be requested.**

B. Other Old Business.

VII. NEW BUSINESS

A. EDA Evaluation and Showcase: Report of meeting on Sept. 20, 2012 in Lincoln. EDA-Denver staff met with 5-Economic Development Districts from Nebraska to undertake a "Peer Evaluation" for each District under a Showcase format. D. Taladay will report on the evaluation process and any results. (See attached overview of evaluation format.)

B. Other New Business:

VIII. STAFF REPORTS AND REMINDERS

- 2012-2013 Membership Dues received: Staff update
- Nuisance Abatement Program – Pilot project in Dorchester: Staff update
- SENDD – CEDS 2012: Staff update
- Local CDBG Program Income Revolving Loan Funds: Update on latest policy submittal from the Nebraska Department of Economic Development (NDED) regarding management and oversight of local Community Development Block Grant (CDBG) program income Economic Development Revolving Loan Funds.
- Newsletter: Staff update
- SERN – Report on meeting Sept. 20, 2012
- Next meeting: Executive Committee scheduled for Oct. 18, 2012.

IX. ADJOURNMENT