

**South Central Economic Development District  
Monday, May 3, 2010  
Special Meeting Minutes**

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

**7:30 PM Board of Directors Special Meeting  
City Council Chambers (2<sup>nd</sup> Floor), Holdrege City Building  
Holdrege, Phelps County**

**Call to Order:** Meeting was called to order at 7:40 PM by President Jerrell Gerdes.

**Open Public Meeting:** President Jerrell Gerdes indicated that a copy of the open meetings law was duly posted in the meeting room.

**Roll Call**

Adams	Dale Curtis	Buffalo	Absent
Clay	Barb Barnett	Franklin	Jerrell Gerdes
Hall	Absent	Hamilton	Clarence Trumble
Harlan	Steve Waring	Kearney	Absent
Merrick	Absent	Nuckolls	Roger Watson
Phelps	Theresa Puls	Webster	Absent
Private Business	Wayne Bell	Stkhldr Org: CCC	Absent
Private Business	Jim Gorman	Stkhldr Org: UNK	Ross Taylor
At Large	Absent		

**Introductions:** Sharon Hueftle, SCEDD Executive Director; Jodi Garrelts, SCEDD Office Manager; Arnold Brown and Michael Combs, Nuckolls County Commissioners.

**Additions to Agenda/Agenda Approval:** There were no agenda additions.

**Public Hearing for application for 2010 Nebraska Affordable Housing Program funds:** President Gerdes opened the hearing to the public for comment on the application for Nebraska Affordable Housing Funds. This grant application requests \$80,000 over two years for SCEDD to hire a housing specialist that would work one on one with communities to analyze housing needs, facilitate the process of prioritizing these needs and preparing a plan to address these needs, research appropriate sources of funds if necessary, assist with any necessary applications for funding, and provide administration of housing programs as necessary.

Hearing no comments, President Gerdes closed the hearing at 7:50pm.

**New Business:**

**Resolution for application for 2010 Nebraska Affordable Housing Program funds:** Sharon noted that the board initially approved the application at the January 28, 2010 meeting and invited questions before voting to authorize President Gerdes to sign the final applications. Members asked about the types of projects to be undertaken, other agencies working in housing, and whether SCEDD would add staff or utilize current staff. It was moved by Wayne Bell and seconded by Clarence Trumble to give President Jerrell the authority to sign and submit the application. The motion was unanimously approved by roll call vote

**Bid Letting for NSP 1, Project B, Superior Central Avenue Project:** Sharon opened the one bid received to demolish structures located at 231 & 233 N Central Avenue in Superior. The bid from VanKirk Brothers was opened at 8:15pm with the amount of \$219,654. Sharon noted that VanKirk had altered the 'Time of Performance' in the bid proposal from 60 days to 200 days, a change which could have attracted more bidders. She also noted that the original estimated cost was about \$187,000. There was discussion regarding whether or not to re-bid the project with the longer time of performance; Sharon informed the board that the timeline for the project would not be effected by re-bidding the project at the May 25 board meeting. Roger Watson

motioned and Dale Curtis seconded to accept the lowest bid (VanKirk Bros.). The motion was unanimously approved by roll call vote.

**Authority to award asbestos abatement contracts and demolition oversight by asbestos inspector for NSP 1 to lowest responsible bidder:** Sharon stated that in order to keep demolition projects funded by the NSP moving, it is impractical to have all bids awarded at SCEDD board meetings. It was moved by Wayne Bell and seconded by Barb Barnett to give Sharon Hueftle, executive director, the authority to accept bids and award contracts to the lowest responsible bidder when hiring asbestos inspectors and asbestos abatement contractors for the NSP grant. Motion was approved with nine (9) voting in favor and one (1) voting against.

**Contract amendment for NSP 095-ND-22 to add additional properties:** It was moved by Barb Barnett and seconded by Jim Gorman to give authority to President Gerdes to request an amendment to the contract for NSP 095-ND-22; this request would add additional properties to be demolished in Harvard and Superior. These structures were previously approved and prioritized by the SCEDD board. The motion was unanimously approved.

**Next Meeting: Red River Steakhouse and Lounge, Minden, Kearney County, Thursday, May 27, 2010;** optional dinner at 5:30 and business meeting at 6:30

**Adjourn Board Meeting:** It was moved by Ross Taylor and seconded by Clarence Trumble to adjourn the meeting. The motion was unanimously approved.