

SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT  
 BOARD OF DIRECTORS  
MINUTES OF THE SEPTEMBER 19, 2019 MEETING

The September 2019 meeting of the Board of Directors of the Southeast Nebraska Development District (SEND) was held at Valentino's Pizza located at 70th and Van Dorn, Lincoln, NE.

I. CALL TO ORDER

The meeting was called to order by SENDD Chair Kurt Bulgrin at 7:03 P.M. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, a current copy of the Open Meetings Act was posted in the meeting room at the location and was available for viewing by the public. The SENDD Board of Directors reserves the right to go into executive session in accordance with Section 84-1410.

Roll was taken using a sign in sheet. Quorum was present with 16 member in attendance.

Name	Representing	Name	Representing
Becca Jewell	Peru State College	Erich Tiemann	Gage County
Terry Frank	Richardson County	Marguerite Himmelberg	SCC
Marcus Ruhl	Fillmore County EDC	Frank Albrecht	Saunders County
Ralph Graham	Fillmore County	Dan Mauk	Nebraska City ADC
Lisa Hurley	York County Econ. Dev.	Ron Seitz	Pawnee County
Mike Hall	Nemaha County	Jerri Divas	Home Real Estate
Russ Karpisek	Saline County	Kurt Bulgrin	York County
Gale Pohlmann	Jefferson County	Ken Schmieding	Seward County

Staff members present were Tom Bliss, Jim Warrelmann, and Crystal Dunekacke.

Chair Bulgrin asked for introductions of board and guests.

II. ADOPT AGENDA

Chair Bulgrin called for a motion to adopt the agenda for the September 19, 2019 SENDD Board of Directors meeting. Tiemann motioned to approve the agenda as presented, seconded by Mauk. Motion passed unanimously on a vote by acclimation.

III. APPROVAL OF MINUTES

Minutes of the August 22, 2019 SENDD Executive Committee Meeting were distributed prior to the meeting. No corrections or additions were provided. Chair Bulgrin called for a motion. Hurley motioned to approve the August 22, 2019 minutes as presented, seconded by Mauk. Motion passed unanimously on a vote by acclimation.

IV. TREASURER'S REPORT

Treasurer Mauk presented the Financial Report (Check Registry, Profit and Loss, and Balance Sheet) ending August 31, 2019. Discussion occurred. Mauk and Bliss provided a brief overview of financials. Chair Bulgrin called for a motion. Mauk moved to approve the reports and statements as presented, second by Hurley. Motion to approve passed unanimously on a vote by acclimation.

V. COMMITTEE REPORTS

1. Personnel Committee Report: The committee did not meet.

2. Budget and Finance Committee Report: The Committee did not meet.

#### VI. NEW BUSINESS

1. Action Item – Permission to enter into General Administration service contracts for Nebraska Affordable Housing Trust Fund for six communities: Warrelmann presented the action item, which was distributed prior to the meeting. Discussion occurred. Chair Bulgrin called for a motion. Pohlmann motioned to allow SENDD to enter into General Administration services for Housing Trust Fund programs as presented, seconded by Himmelberg. Motion passed unanimously on a vote by acclimation.
2. Action Item – Permission to enter into Housing Management/Lead Testing service contracts for Nebraska Affordable Housing Trust Fund for six communities: Warrelmann presented the action item, which was distributed prior to the meeting. Discussion occurred. Chair Bulgrin called for a motion. Hurley motioned to allow SENDD to enter into Housing Management/Lead Testing service contracts for Nebraska Affordable Housing Trust Fund for six communities, seconded by Divis. Motion passed unanimously on a vote by acclimation.
3. Discussion – SENDD Bylaws: Bliss presented an overview of proposed changes to the SENDD Bylaws. The discussion item was distributed prior to the meeting. Discussion occurred. Specific suggestions included Article II, Section 1.A. adding an interlocal agreement with Lancaster County; Article III, Section 2 regarding quorum and changing posting policies in county courthouses. No action was taken due to lack of 2/3 quorum. Chair Bulgrin noted the Executive Committee would continue to review the document and present a draft at the December 2019 SENDD meeting.
4. Discussion/Action Item – Loan Agreement with Southeast Nebraska Affordable Housing Council (SENAHC) for 201 SW 25<sup>th</sup> Street, Lincoln, NE: Divis, Bliss, and Warrelmann presented on a proposal to enter into an agreement with SENAHC on the purchase of 201 SW 25<sup>th</sup> Street. Information was distributed prior to the meeting. Discussion occurred. No action taken.

#### VII. OLD BUSINESS

1. SENDD Personnel Manual: Bliss gave an update on the SENDD Personnel Manual. No action taken.

#### VIII. OTHER BUSINESS

1. SENAHC Update: Warrelmann provided a brief update on the SENAHC.
2. SEND, Inc. Update: Bliss provided an updated on SEND, Inc.

#### IX. STATUS/STAFF REPORTS

1. Community and Regional Planning Activities – Staff reports were distributed prior to the meeting.
2. SERN/P4P Updates:
  - A. Next SERN Meeting: Scheduled for October 29, 2019 in Ashland.
  - B. Next SET /P4P Meeting: No report.

#### X. REPORT OF BOARD CHAIRPERSON

Chair Bulgrin had no report. Hurley noted that SENDD received a NADO Impact Award for the York

Purchase/Rehab/Resell project.

#### XI. REPORT OF EXECUTIVE DIRECTOR

Bliss provided an overview of agency projects. He also gave information on Economic Development Administration (EDA) Disaster Recovery grants.

#### XII. NEXT MEETING

1. SEND D Executive Committee: Next meeting is October 24, 2019 at noon at the SEND D-Lincoln office.
2. Full SEND D Board Meeting: The next Full SEND D Board meeting is December 5, 2019 at 6:30 PM in Lincoln.

#### XIII. ADJOURNMENT

There being no further business to come before the Full SEND D Board of Directors per the agenda, Chair Bulgrin adjourned the meeting at approximately 8:48 P.M.

Respectfully Submitted:

Tom Bliss, Secretary Pro Tem