

SEND D

Southeast Nebraska Development District

AGENDA

SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, MARCH 31, 2021
7:00 PM

PURSUANT TO EXECUTIVE ORDER 20-36 ISSUED BY THE GOVERNOR OF THE STATE OF NEBRASKA, THIS MEETING WILL BE HELD ONLINE VIA
ZOOM

[HTTPS://ZOOM.US/J/96888519201?pwd=MW5UQ1dIQjRQb0NSMzU5d1hlc3NsQT09](https://zoom.us/j/96888519201?pwd=MW5UQ1dIQjRQb0NSMzU5d1hlc3NsQT09)

OR CALL

312-626-6799

MEETING ID: **968 8851 9201**

PASSCODE: **754199**

- I. CALL TO ORDER
- II. ADOPT AGENDA
- III. APPROVAL OF MINUTES – FEBRUARY 22, 2021 SENDD SPECIAL BOARD MEETING
- IV. TREASURER’S REPORT
 1. FINANCIAL STATEMENTS
- V. COMMITTEE REPORTS:
 1. PERSONNEL COMMITTEE REPORT
 2. BUDGET AND FINANCE COMMITTEE REPORT
- VI. NEW BUSINESS:
 1. **DISCUSSION ITEM** – PARTNER WITH THE SOUTHEAST NEBRASKA AFFORDABLE HOUSING COUNCIL (SENAHC) TO PURCHASE A COMMERCIAL OFFICE BUILDING LOCATED AT: 7407 O STREET, LINCOLN, NE.
 2. **ACTION ITEM** – APPROVE SENDD TO LOAN SENAHC AN AMOUNT NOT TO EXCEED \$400,000.00 FOR THE PURCHASE OF 7407 O STREET, LINCOLN, NE. LOAN TERMS WITH SENAHC WILL BE DISCUSSED.
 3. **ACTION ITEM** – APPROVE SENDD TO LOAN SENAHC AN AMOUNT NOT TO EXCEED \$50,000 FOR RENOVATIONS FOR 7407 O STREET, LINCOLN, NE. LOAN TERMS WITH SENAHC WILL BE DISCUSSED.
 4. **ACTION/DISCUSSION ITEM** – DISCUSS/APPROVE LEASE AGREEMENT WITH SENAHC FOR THE SPACE SENDD WOULD OCCUPY IN THE PROPOSED COMMERCIAL SITE.
 5. **DISCUSSION ITEM** – POSSIBLE PARTNERSHIPS WITH THE SOUTHEAST NEBRASKA AFFORDABLE HOUSING COUNCIL (SENAHC) ON A PURCHASE/REHAB/RESELL PROGRAM
- VII. OLD BUSINESS:
- VIII. OTHER BUSINESS:

LINCOLN OFFICE

2100 Fletcher Ave., Ste. 100
Lincoln, NE 68521-5862
Office: 402-475-2560

www.sendd.org

HUMBOLDT OFFICE

PO Box 308
Humboldt, NE 68376
Office: 402-862-2201

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IX. STATUS/STAFF REPORTS:

1. REGIONAL STATUS UPDATE – NOT INCLUDED AS PART OF SPECIAL MEETING

X. REPORT OF BOARD CHAIRPERSON

XI. REPORT OF EXECUTIVE DIRECTOR

XII. NEXT MEETING

1. FULL SENDD BOARD MEETING (BUSINESS MEETING AND DINNER): JUNE 17, 2021 AT 6:30 P.M. IN LINCOLN
2. EXECUTIVE COMMITTEE MEETING: APRIL 22, 2021 AT NOON IN LINCOLN

XIII. ADJOURN

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SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT
BOARD OF DIRECTORS
MINUTES OF THE SPECIAL
MARCH 31, 2021
MEETING

The Special March 2021 meeting of the Southeast Nebraska Development District (SENDD) Board of Directors was conducted via videoconference/teleconference pursuant to Executive Order 20-36 issued by the Governor of Nebraska and Nebraska Open Meetings Act.

I. CALL TO ORDER

SENDD Chair Kurt Bulgrin called the meeting to order 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 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 with a roll call. Quorum was present.

Name	Representing	Name	Representing
Walker Zulkoski	NPAIT	Erich Tiemann	Gage County
Lisa Hurley	YCDC	Dan Mauk	Otoe County Econ. Dev.
Kurt Bulgrin	York County	Brook Aken	OPPD
Dave Bruning	Thayer County	Jerry Divis	Home Real Estate
Marguerite Himmelberg	Southeast Comm. Coll.	Rebecca Jewell	Non-profit - NET
Gale Pohlmann	Jefferson County	Rod Reisen	Bank of Ashland
Ken Schmieding	Seward County	Keith Bailey	Peru State College

Others present were Tom Bliss, Kelly Gentrup, and Jim Warrelmann.

II. ADOPT AGENDA

Chair Bulgrin presented the Special March 31, 2021 agenda. Moved by Mauk to approve the agenda as presented, seconded by Zulkoski. Roll call vote taken. Motion carried 14-0.

III. APPROVAL OF MINUTES

Minutes from the February 22, 2021 Special SENDD Board meeting were distributed prior to the meeting. No corrections or additions to the meeting's minutes were offered. Chair Bulgrin called for a motion. Moved by Divis to approve the February 22, 2021 minutes, seconded by Pohlmann. Roll call vote taken. Motion carried 14-0.

IV. TREASURER'S REPORT

Treasurer Mauk provided an overview of the balance sheet, profit and loss statement, and check register for the month ending February 2021. These documents were distributed prior to the meeting. *There were questions regarding membership dues, which was resolved in an email distributed to the board on April 1, 2021.* Chair Bulgrin called for a motion. Moved by Divis to approve February 2021 financial statements, seconded by Pohlmann. Roll call vote taken. Motion carried 14-0.

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. Discussion Item – Partner with the Southeast Nebraska Affordable Housing Council (SENAHC) to purchase a commercial office building located at 7407 O Street, Lincoln, NE.: Bliss presented on the discussion item, which was distributed prior to the meeting. Discussion occurred. No action taken.
2. Action Item – Approve SENDD to loan SENAHC an amount not to exceed \$400,000.00 for the purchase of 7407 O Street, Lincoln, NE. Loan terms with SENAHC will be discussed: Gentrup presented on the action item, which was distributed prior to the meeting. The action item offered three options based on loan terms, rates, and loan amount. Discussion occurred. Chair Bulgrin called for a motion. Moved by Hurley to approve SENDD permission to loan SENAHC (Southeast Nebraska Affordable Housing Council) an amount not to exceed \$400,000 for down payment with a 20-year term and 1% rate. SENAHC would make interest only payments for the first seven years with all principal payments being deferred for this period or when the bank loan has been repaid (SENAHC would begin principal and interest payments starting at Month 85). SENDD would file a Second Deed of Trust with Lancaster County until the loan is completely repaid. Seconded by Pohlmann. Roll call vote taken. Motion carried 14-0.
3. Action Item – Approve SENDD to loan SENAHC an amount not to exceed \$50,000 for renovations for 7407 O Street, Lincoln, NE. Loan terms with SENAHC will be discussed: Warrelmann presented on the action item, which was distributed prior to the meeting. Discussion occurred. Chair Bulgrin called for a motion. Moved by Divis to approve permission to loan SENAHC an amount not to exceed \$50,000 with a 20-year term and 1% rate. SENAHC would make interest only payments for the first seven years with all principal payments being deferred for this period or when the bank loan has been repaid (SENAHC would begin principal and interest payments starting at Month 85). SENDD would file a Second Deed of Trust with Lancaster County until the loan is completely repaid. Seconded by Mauk. Roll call vote taken. Motion carried 14-0.
4. Action Item – Discuss/approve lease agreement with SENAHC for the space SENDD would occupy in the proposed commercial site: Bliss presented on the action item, which was distributed prior to the meeting. Discussion occurred. Chair Bulgrin called for a motion. Moved by Hurley to approve permission for the SENDD Building Committee to negotiate a 20-year lease with SENAHC for the area identified in the Renovation Action Item for \$3,200 per month (\$10.11/sq. ft.), seconded by Aken. Roll call vote taken. Motion carried 14-0.
5. Discussion Item – Possible Partnership with the Southeast Nebraska Affordable Housing Council (SENAHC) on a Purchase/Rehab/Resell Program: Warrelmann presented on the discussion item, which was distributed prior to the meeting. Discussion occurred. No action taken.

VII. OLD BUSINESS

VIII. OTHER BUSINESS – None

IX. STATUS/STAFF REPORTS – Staff reports were distributed prior to the meeting.

X. REPORT OF BOARD CHAIRPERSON

No report.

XI. REPORT OF EXECUTIVE DIRECTOR

Distributed prior to the meeting.

XII. NEXT MEETING

1. SENDD Executive Committee: Next meeting is April 22, 2021 at noon at a location to be determined.
2. Full SENDD Board Meeting: The next Full SENDD Board meeting is June 17, 2021 in a location to be determined.

XIII. ADJOURNMENT

There being no further business to come before the SENDD Board of Directors per the agenda, Chair Bulgrin adjourned the meeting at approximately 8:15 p.m.

Respectfully Submitted:

Tom Bliss
Secretary Pro Tem