



Board of Directors Regular Meeting Minutes

April 10, 2017 4:00 pm AgWest Conference Room

Attendance

Board of Directors							
X	Tim Anderson	X	Fred Diedrichsen	X	Grant Hinze		Tim Rehm
X	Janet Boehler	X	Michele High	X	Reed McClymont		Doug Stevenson
X	Bob Dahlgren	X	Phil Hinrichs	X	Tom Nutt	X	Jim Wisner
Ex-Officio Board Members							
	Matthew Gregg		Janice Ludeke				
	Denise Elliott		Bob Rager				
PCDC Staff							
X	Ron Tillery	X	Alli Donohue	X	Stacy Pafford		

Meeting Called to Order by Fred Diedrichsen at 4:03 pm

Consent Agenda

Approve Minutes of March 2017 meetings
 Approve March 2017 Financial Reports
 Approve March 2017 Committee Reports

Motion: Tim Anderson Second: Bob Dahlgren Approved: All

Executive Director's Exchange

Ron gave an update on his time in Chicago last week, which included a headquarters call to Briggs & Stratton, personal meetings with site selection consultants, and the ProFood Tech tradeshow. In all, contact was made with 22 site selection consultants. Ron is working on follow ups with these contacts.

Six of the above contacts were invited to participate in a NPPD eclipse viewing event that will be held in August. The event will include a flying tour of the state, with stops in Seward, Kearney, and North Platte. PCDC will participate in the Kearney stop.

Action Item: Review & Approve Sale Agreement for Phase 1 (Apartments) of Washington Square Property

Ron explained that he is working with Jeff Cox to revise a proposed purchase agreement for Phase 1 of the Washington Square property, which will transfer ownership from PCDC to the developer, and gave a brief overview of the document and the revisions that need to be made. He explained that he had hoped to bring the agreement to today's meeting for Board approval. Since the final draft was not received prior to the meeting he suggested that an electronic vote be conducted later in the week, once the final draft is received. However, Board consensus was to approve the document pending the discussed revisions and review by legal counsel and the directors.

A motion was made to approve the purchase agreement for Phase 1 of the Washington Square property pending the discussed revisions and review by legal counsel and the directors.

Motion: Bob Dahlgren Second: Tom Nutt Approved: All

Discussion Item: County-wide Housing Study Update

The county-wide housing study is under way. A citizen survey has been distributed electronically to gather input from the community regarding housing needs. Alli is talking with HR representatives to find the best way to distribute the survey to their employees. Board members were asked to spread the word about the survey to ensure broad participation.

Discussion Item: GO! Program Update

An update was given on the GO! Programs:

- **Housing:** Ron reminded the Board that the Housing programs that were previously approved are being revised based on feedback from NIFA conference.

- **High Demand Jobs Scholarship:** 14 applicants this year. The committee will meet later this week to review applications and approve scholarships. There are four returning graduates this year.
- **Holdrege Young Professionals (HYP):** HYP hosted its second successful event this month, which included tours of BD and a social gathering at Gutterz. The next event will include tours of downtown buildings which have undergone renovations.
- **Steps to Startup:** Alli reported that while she used to only get maybe 10 inquiries per year, she is now getting up to 1-2 per week. Janita Pavelka is hosting a Mindset Matters course in Holdrege. Alli explained the premise of the course and encouraged Board members to promote it to anyone who runs a business or is interested in running a business.
- **Downtown Renovations:** PCDC has instituted a new program which will help businesses by reimbursing landfill fees for extensive renovations of targeted buildings. The first to take advantage of this is Bob & Norm's with the renovation of their new building.
- **Career Pathways:** Alli had a meeting with Holdrege Public Schools to discuss the possibility of bringing this type of program to Phelps County. There were several concerns that need to be addressed before the school will feel comfortable investing in this type of project.

Discussion Item: Covenants Meeting with Christian Homes

Ron and Doug Stevenson met with Don Bakke and Steve Bergstrom to discuss the proposed covenants revisions for Iron Horse Business & Industry Park. Ron reported that it seems that everyone is on the same page and he didn't sense any disagreement. Christian Homes is having the document reviewed by their attorney.

Board Members Exchange

Ball fields: Grant asked about progress on the ball fields. Ron reported that Olsson Associates is still working on the design for the fields and he has been continuing conversations with the City. The expectation is to begin moving dirt this summer.

County Commissioners Report: Tom Nutt reported that two positions had been open at the county level – Veteran's Service Officer and Planning & Zoning Administrator. Travis Horner has filled both of these positions.

Housing Steering Committee: Michele gave a brief update from the Housing Steering Committee meeting.

Adjournment at 4:56 pm