



# Board of Directors Regular Meeting Minutes

November 14, 2016
4:00 pm
AgWest Conference Room

**Attendance**

Board of Directors							
X	Tim Anderson	X	Michele High	X	Reed McClymont	X	Doug Stevenson
X	Bob Dahlgren	X	Phil Hinrichs		Tom Nutt	X	Jim Wiser
X	Fred Diedrichsen	X	Grant Hinze	X	Tim Rehm		
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
4:00 pm

**Consent Agenda**

Approve Minutes of October 2016 meeting  
 Approve October 2016 Financial Reports  
**Motion: Phil Hinrichs                      Second: Tim Rehm                      Approved: All**

**Action Item:                      Approve 2017 Plan of Work**

Ron gave an overview of the proposed 2017 Plan of Work. The Plan, in its entirety, was included in the meeting packet, which was distributed in advance of the meeting. Highlights of the Plan include:

- Advance the development of **Iron Horse Business & Industry Park**
- Lead an initiative to construct a **4-field softball and little league complex**
- Acquire and develop a mixed-use project at the former **Washington School site**
- Acquire and develop property for the purpose of creating substantial numbers of **workforce housing** over a five-year timeline
- Launch and aggressively promote a portfolio of **branded financial assistance tools (the GO! Programs)** that will support a wide range of community enhancement, retention, expansion and recruitment projects
- As a partner with Holdrege Housing Authority and the City of Holdrege, lead the development of a **county-wide housing study**
- Continue **outreach efforts** to Phelps County businesses and build solid relationships that lead to growth
- Expand PCDC’s communications reach and effectiveness to include **direct contact with every household in Phelps County**
- With our education and business partners, develop a robust **career pathways** capacity to compliment college prep programming within Holdrege Public Schools that can be replicated or coordinated with other Phelps County school districts. The goal is to introduce students to an array of fulfilling career paths early in their education and to offer alternative attractive choices that prepare students for jobs in our regional market.
- Establish the **Phelps County brand**.

Board members were given the opportunity to ask questions and provide feedback.

- A motion was made to approve the 2017 Plan of Work as presented.

**Motion: Tim Anderson                      Second: Jim Wiser                      Approved: All**

**Action Item:                      Approve 2017 General Operations Budget**

The proposed 2017 General Operations Budget was included in the packet, which was distributed in advance of the meeting. The budget was constructed under the assumption that the Prosperity Project II goal of \$1,100,000 will be reached and around the projects described in the 2017 Plan of Work. Board members were given the opportunity to ask questions and provide feedback.

- A motion was made to accept the 2017 General Operations Budget as presented.

**Motion: Doug Stevenson                      Second: Tim Rehm                      Approved: All**

**Discussion Item: Approve 2017 LB840 Program Budget**

The proposed 2017 LB840 Program Budget was included in the packet, which was distributed in advance of the meeting. The budget was constructed around estimated LB840 income and the projects described in the 2017 Plan of Work. Board members were given the opportunity to ask questions and provide feedback.

- A motion was made to accept the 2017 LB840 Program Budget as presented.

**Motion:** Bob Dahlgren      **Second:** Michele High      **Approved:** All

**Discussion Item: YMCA 24-hour Daycare Request**

Ron updated the Board on a potential request from the YMCA in regards to their potential 24-hour daycare facility. Their current daycare hours are 6:30 am - 6 pm with the goal of 24-hour care being offered in 2017. A formal request for assistance has not been made, but Ron wanted to brief the Board and gather their feedback.

**Discussion Item: Irrigation Research Farm Discussion / Update**

Bob Dahlgren and Reed McClymont gave an update on the Irrigation Research that has been going on in Phelps County this growing season. Twelve soil probes were in use during this time, and the information gathered has been helpful in balancing out yields. The biggest hurdle in expanding this program is that current profit margins make it difficult for farmers to make the initial investment.

**Action Item: Campaign Update / Kick-off Recap**

A handout was distributed giving the Board an overview of the current status of the Prosperity Project II Campaign. In all, there are 80 signed pledges, totaling \$744,000.

**Executive Director's Exchange**

Ron updated the Board on the following current activities:

- **Livestock Friendly Resolution:** Ron will make a presentation to the County Commissioners on Tuesday, November 15 regarding updated livestock zoning regulations.
- **Washington School Property:** Fred and Doug will make a presentation to the City Council on Tuesday, November 15 regarding the potential purchase of this property in order to facilitate the development of a mixed-use project. The Council is expected to discuss the proposal in Executive Session and vote on the purchase at the meeting. Board members were invited to attend to show support.
- **Countywide Housing Study:** PCDC is partnering with the Holdrege Housing Authority and the City of Holdrege to conduct a countywide Housing Study. Each of the organizations has pledged \$4,000 towards the project, and letters were mailed to businesses and community boards to request further support of the project. An application is being submitted to NIFA for a grant towards the study.
- **Covenants Release & Updates:** Ron presented the updated covenants for the Iron Horse Business & Industry Park. The proposed updates will be presented to Person Farms and Christian Homes. If all parties agree, the existing covenants will be released and the updated covenants will be filed with the County.
- **FABTECH Trade Show:** Ron will attend this trade show in Las Vegas Tuesday through Friday. This is North America's largest metal forming, fabricating, welding and finishing event. The show gives attendees the opportunity to expand their market reach to meet new prospects and buyers from around the world.

**President's Exchange**

Fred shared a thank you card from Governor Ricketts in regards to the Prosperity Project II Kickoff Event.

Each month going forward, the Officers of the Board will hold a meeting with the staff in advance of the Board meeting in order to review the agenda and action items.

**Adjournment at 5:32 pm**