Board of Directors
Regular Meeting Minutes

December 12, 2016 | **4:00 pm** | **AgWest Conference Room**

Attendance

Board of Directors							
X	Tim Anderson	X	Michele High	X	Reed McClymont		Doug Stevenson
X	Bob Dahlgren		Phil Hinrichs	X	Tom Nutt		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		
Investors, Guests							
Dick Hickenbottom, AgWest Commodities							

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

Consent Agenda

Approve Minutes of November 2016 meetings
Approve November 2016 Financial Statements

Motion: **Tim Rehm** **Second:** **Michele High** **Approved:** **All**

Executive Director's Exchange

Annual Meeting: This year's annual meeting has been tentatively scheduled for Thursday, February 9 at Taste of Texas BBQ. This year, we will be instituting a Business of the Year award. Criteria are being established for the award, and a selection committee will be convened.

Washington School Property Update: The Holdrege City Council approved PCDC's purchase of the Washington School property. The purchase agreement has been signed and returned to the City Office. Closing is expected to be held in January, after the required 30-day notice period. As part of the agreement, TIF will not be allowed on the residential portion of project.

Mission, Vision, and Values Statements: Revised mission, vision, and values statements were provided in the meeting packet. On Friday, the Officers of the Board met and revised these statements further. The goal of the revisions is to keep these statements simple, so that they are easy to remember and repeat. The Board was asked for feedback on the revisions.

Covenants: The draft of the revised covenants and the two releases are complete. The Officers of the Board and the Industry Recruitment Committee agree that these documents cover the concerns and protect the interests of all parties involved. The next step is to present these documents to Christian Homes and Person Farms for their review and approval.

PCBJ Outreach: Beginning in 2017, the PCBJ outreach will be expanded to every address in Phelps County. This will increase distribution from approximately 1,000 to over 4,500. This will be a huge step towards building a strong community brand and building consensus, which is one of the four goals of Prosperity Project II.

Action Item: **Revise and Adopt Mission, Vision, and Values Statements**

Upon previous discussion of the revised Mission, Vision, and Values Statements, a motion was made to adopt the revised statements as presented.

Motion: **Michele High** **Second:** **Tom Nutt** **Approved:** **All**

Action Item: Convene Committee for Business of the Year

Fred discussed the criteria for the Business of the Year award that will be instituted at this year's annual meeting. He mentioned that he had spoken with the Chamber to ensure that we are not duplicating their efforts. The board was asked for feedback regarding the award and asked for volunteers for the selection committee.

A motion was made to authorize the institution of the Business of the Year Award and convene a selection committee.

Motion: Tim Rehm Second: Tom Nutt Approved: All

Action Item: Approve Nominations to the Board

Tim Rehm discussed candidates for the Board of Directors. Several Board Members are up for reelection and have agreed to continue to serve on the Board. Janet Boehler was nominated as a new candidate to the Board.

Per PCDC Bylaws, elections are held every two years at the annual meeting of the members and one-half of the total number of directors shall be balloted upon at each election. Ballots will be mailed to investors in January.

A motion was made to approve the slate of candidates as presented.

Motion: Michele High Second: Bob Dahlgren Approved: All

Discussion Item: One-Year Audit Authorization with McDermott & Miller

The existing audit agreement with McDermott & Miller has expired. Per the Accounting Policy & Procedures Manual, these services are to be put out for bid at least once every five years. Because timing does not allow for a bid process for fiscal year 2016, Ron requested a one-year extension of the agreement with McDermott & Miller and they agreed. The engagement letter is expected to be prepared prior to the January Board meeting. Bids will be requested for a three-year contract in August.

President's Exchange

On Thursday, December 15, Dr. David Kohl will be presenting at the Sun Theatre. Dr. Kohl is an ag economist and will be discussing the upcoming ag climate. As the ag industry is a major contributor to Phelps County's economy, all were encouraged to attend the presentation.

South Platte United Chambers of Commerce (SPUCC) will be hosting a Legislative Review tomorrow, December 13, at the Holdrege Country Club.

Each Board Member was presented with a messenger laptop bag, embroidered with the PCDC logo.

A Doodle poll has been sent to the Board regarding the January meeting. The goal is to combine the January Board meeting with the Campaign Wrap-up meeting. A tentative date of January 13 at noon was presented. The meeting is expected to last approximately two hours. Board members were reminded to respond to the Doodle poll so that availability can be assessed.

Board Members Exchange

Tom Nutt discussed the County's plans to pave 18th Avenue through to Highway 23. The City & County will be working together to pave Gustin Road from 18th Avenue to Highway 23.

Adjournment at 4:45 pm