



Economic Development Board Meeting Minutes, January 8, 2025

The meeting was called to order at 12:02 p.m. Open meeting laws noted in the City Office.

Members Present: Jarod Albers, Derek Downer, Lori Harding, Randy Heitmann, Judy Jackson (via zoom), Jason Weiss

Members Absent: Tom Shoemaker, Darcy Johnson, Jan tenBensel

Others Present: Mayor David Gunderson, Melissa Jackson, Sean O'Connor (Thriv Construction plus 2 subcontractors – Builder's Warehouse), Sarah Nickerson

Consent Approval of Financials/Invoices and Minutes and Bills: The Board reviewed the November financials. A motion was made by Derek Downer, seconded by Jason Weiss, to approve the financials. Motion carried.

New Business:

M. Jackson gave an activities report.

Sean O'Connor with Thriv Construction presented about his company and building experience to the Board. Thriv has built 500 homes in last 12 years in Grand Island, Kearney and Lexington. They are interested in building custom homes, utilizing local plumbers and electricians, in Harvest Meadows utilizing Rural Workforce Housing grant funds. They warranty their homes, can do unfinished, partial or finished basements, and said they don't have to build at \$325k as some of their designs are smaller which makes the home more affordable. If the home pre-sells, at certain points in the process, the homeowner can have choices of carpet, countertops, etc. Sean invited the Board to make a trip to Grand Island to tour some of his properties.

The Board reviewed the Robinson Down Payment Assistance application. A motion was made by Randy Heitmann, seconded by Jason Weiss, to approve the application. Motion carried.

Project Updates:

The Board held general discussion about the Thriv presentation.

Public Comment:

None.

The meeting was adjourned at 1:17 p.m.

The next Board meeting is scheduled for February 12, 2025, at 12:00 p.m. at the City offices.

Economic Development Foundation Board Meeting Minutes, January 8, 2025

The meeting was called to order at 1:18 p.m. Open meeting laws noted in the City Office.

Members Present: Tom Shoemaker, Derek Downer, Lori Harding, Randy Heitmann, Judy Jackson, Jason Weiss

Members Absent: Darcy Johnson, Jan tenBensel, Jarod Albers

Others Present: Melissa Jackson, Courtney Stanton

The Foundation Board tabled review/vote on the Bylaws.

Courtney Stanton gave an update on a previously voted upon donation of Down Payment Assistance funds not being allowed to use to pay attorney's fees. Courtney is checking with the auditors to see where funds can come from.

The meeting was adjourned at 1:35 pm.