

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 26, 2017 - 7:15 P.M.**

City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701

The Chairman and Board of Directors reserve the right to adjourn into closed session as per
Section 84-1410 of the Nebraska Open Meetings Act.

AGENDA

- I. Call to Order:** Inform the public about the location of the Open Meetings Act and that it is accessible to the public (LB 898).
- II. Roll Call**
- III. Introduction of Council of Officials Representatives**
- IV. Secretary's Report**
 - A. Approval of July, 2017 Agenda & June, 2017 Meeting Minutes (as mailed & posted)
- V. Treasurer's Report**
 - A. June, 2017 Treasurer's Report
- VI. Discussion Items**
 - A. Quarterly Loan Review
- VII. Action Items**
 - A. Approve a Deed of Reconveyance for Amanda & David Redler, d/b/a Connect Now, LLC – Albion.
 - B. Approve Resolution for League Association of Risk Management (LARM) Insurance
- VIII. Chairman/Board Comments**
- IX. Next Meeting Date:** The Northeast Nebraska Economic Development District Board of Directors will meet on Wednesday, August 30, 2017, at 7:15 pm or following the Northeast Economic Development, Inc. meeting. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.
- X. Adjournment**

Shannon Stuchlik____ Nadine Hagedorn____ Dan Kathol____ Judy Mutzenberger____
Christian Ohl____ Rich Jablonski____ Jim McCarville____ Dick Pfeil____ Scott Schaller____

Y (In Favor of Motion) N (Against Motion) ABS (Abstain) A (Absent)

NENEDD Board Agenda

Object: To approve the July 26, 2017 meeting agenda and the July 11, 2017 meeting minutes

Contact Person: Danielle Lammers, Administrative Assistant

For: Action

Explanation: The July 26, 2017 agenda has been posted on the website. The July 11, 2017 meeting minutes were mailed and posted on the website.

Motion: To approve the July 26, 2017 meeting agenda and the July 11, 2017 board meeting minutes.

Shannon Stuchlik____ Nadine Hagedorn____ Dan Kathol____ Judy Mutzenberger____
Christian Ohl____ Rich Jablonski____ Jim McCarville____ Dick Pfeil____ Scott Schaller____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

NENEDD Board Agenda

Object: Approval of the June 2017 Treasurer's Report

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: Northeast Nebraska Economic Development District's (NENEDD) June 2017 Statement of Financial Position and the Statement of Revenues and Expenditures that reflect the monthly Budget, Actual and Budget Variance. Also stated is the Fiscal Year (FY) 2017 Budget for the nonaccrual accounts, July 1, 2016 through June 30, 2017 Actual, Budget Variance so far this fiscal year and Percent of the Fiscal Year 2016 Budget remaining.

Explanation: Additional Information:

Business Loan Principal Received	144,448.53
Housing Rehabilitation Principal Received	473.58
Business Loan Disbursements	-

Restate Net Income

	\$277,885.10
Year to date Non-Operating Revenue:	
Economic Development Administration (EDA) Peer & Conference Revenues	(71,346.79)

Year to date Non-Operating Expenditures:

Donations (Loan Payments to Northeast Economic Development, Inc.)	6,346.33
Economic Development Administration (EDA) Peer & Conference Expenses	70,391.68
Depreciation Expense	6,494.28
Loans Written Off	(40,058.36)
Loans Forgivable Portion	236.88
Actual Year to date Revenue Over (Under) Expenditures	<u><u>\$249,949.12</u></u>

Business Loan Payoffs:

Client #313002: \$118,966.97

Client #309013: \$5,947.73

Motion: To approve the June 2017 Treasurer's Report as presented.

Shannon Stuchlik____ Nadine Hagedorn____ Dan Kathol____ Judy Mutzenberger____
Christian Ohl____ Rich Jablonski____ Jim McCarville____ Dick Pfeil____ Scott Schaller____

Y (In Favor of Motion) N (Against Motion) **ABS** (Abstain) **A** (Absent)

Treasurer's Report Item V. A

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall
As of 06/30/2017

	Current Period Balance
Assets	
General Cash	
Cash in Bank - Checking	138,301.10
Unrestricted CD-Stanton State Bank #2995	21,462.31
Unrestricted CD-BankFirst #34875	51,573.61
Unrestricted CD-Midwest #882523	26,801.20
Unrestricted CD-Midwest #881867	1,627.87
Unrestricted-BankFirst #1648078	387,157.18
Unrestricted-BankFirst #1648166	78,624.68
Business RLF Cash	
Security Reserve Account CD-EVB #20832	26,706.56
EDA RLF-BankFirst #1648089	499,257.67
NEF RLF-BankFirst #1648100	17,167.99
NE CDBG Regional RLF-BankFirst 1648111	212,866.27
IRP RLF-BankFirst #1648122	137,033.52
HUD Buisness RLF-BankFirst #1648133	119,410.90
IRP #1 Loan Loss Reserve-BankFirst #1648144	32,600.10
IRP #2 Loan Loss Reserve-BankFirst #1648177	27,503.23
Housing Cash	
Housing Construction-BankFirst #1648188	1,533.19
Accounts Receivable	
Accounts Receivable	109,051.08
Business RLF Loans Receivables	
EDA RLF Loans Receivable	1,402,944.11
NEF RLF Loans Receivable	7,602.46
CDBG Regional RLF Loans Receivable	59,167.77
IRP RLF Loans Receivable	1,316,364.52
HUD RLF Loans Receivable	114,080.36
Housing Notes Receivable	
Regional Rehab Notes Receivable	4,794.92
HUD Rehab Notes Receivable	3,581.76
Other Receivables	
Other Receivables	21,889.85
Prepaid Expenses	
Prepaid Expense	3,854.84
Allowances for Uncollectible Accounts	
Allowance for Uncollectible A/R	(13,000.00)
Allowance for Uncollectible Notes	(436,280.38)
Fixed Assets	
Furniture and Equipment	191,037.75
Accumulated Depreciation	(185,905.40)
Total Assets	4,378,811.02
Liabilities	
Accounts Payable	
Accounts Payable	8,201.52
Other Payables	
Other Payables	302.59
Lease Payable	4,928.70
Paryoll Payables	
Accrued FICA Payable	3,319.72
Federal Tax Withheld	2,008.26
State Tax Withheld	779.91

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall
As of 06/30/2017

	Current Period Balance
457 Withheld	691.88
Health Insurance Payable	0.01
Cafeteria Premium Payable	152.09
Unreimbursed Medical Payable	2,025.00
Dependent Care Payable	208.33
Child Support Payable	1,500.00
Annual Leave Payable	13,056.20
HSA Contributions	460.00
Accrued Unemployment	22.30
Accrued Salaries	15,573.53
NEF Loan Payable	
NEF Loan Payable	199,500.50
IRP Loan Payable	
IRP #1 Loan Payable	413,396.25
IRP #2 Loan Payable	347,989.67
Deferred Revenue	
Deferred Revenue - Community	160,174.39
Deferred Revenue - County	13,275.00
Deferred Revenue - Associates	13,400.00
Deferred Revenue - General	450.00
Total Liabilities	1,201,415.85
Net Assets	
Other	3,177,395.17
Total Net Assets	3,177,395.17
Total Net Assets and Liabilities	4,378,811.02

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 06/01/2017 Through 06/30/2017

		Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget	Current Year Actual	Total Budget Variance	Percent Total Budget \$ Remaining
Revenues								
400	Federal Grants-EDA	5,500.00	0.00	(5,500.00)	66,000.00	67,665.00	1,665.00	2.52%
405	Dues-Community	13,583.37	0.00	(13,583.37)	163,000.00	160,166.28	(2,833.72)	(1.74)%
406	Dues-Counties	1,166.63	0.00	(1,166.63)	14,000.00	14,080.00	80.00	0.57%
407	Dues-Associates	1,025.00	0.00	(1,025.00)	12,300.00	13,150.00	850.00	6.91%
410	State Funding NDED	12,916.63	0.00	(12,916.63)	155,000.00	154,924.00	(76.00)	(0.05)%
415	Meeting Income	100.00	0.00	(100.00)	1,200.00	1,024.70	(175.30)	(14.61)%
418	NED, Inc. Management	14,583.37	12,611.80	(1,971.57)	175,000.00	183,218.28	8,218.28	4.70%
420	General Administration Fees	15,000.00	14,400.61	(599.39)	180,000.00	185,716.30	5,716.30	3.18%
425	Lead Based Paint Inspection	1,500.00	775.00	(725.00)	18,000.00	15,620.00	(2,380.00)	(13.22)%
430	Housing Administration Fees	3,766.63	5,336.58	1,569.95	45,200.00	85,982.63	40,782.63	90.23%
433	Construction Management	0.00	176.19	176.19	0.00	729.10	729.10	0.00%
443	EDA Peer/Conf Revenue	6,250.00	0.00	(6,250.00)	75,000.00	71,346.79	(3,653.21)	(4.87)%
444	Loan Closing Revenue	104.13	0.00	(104.13)	1,250.00	740.00	(510.00)	(40.80)%
445	NPAIT Investment Income	183.37	127.34	(56.03)	2,200.00	2,022.59	(177.41)	(8.06)%
451	Business Loan Interest	13,333.37	13,503.12	169.75	160,000.00	166,393.53	6,393.53	4.00%
452	Business Loan Late Fee	50.00	65.00	15.00	600.00	400.00	(200.00)	(33.33)%
453	Loan Processing Fee	291.63	980.00	688.37	3,500.00	5,078.00	1,578.00	45.09%
454	Annual Servicing Fees	833.37	3,474.07	2,640.70	10,000.00	14,762.14	4,762.14	47.62%
458	Sherwood Leadership Cohort	0.00	0.00	0.00	0.00	1,140.00	1,140.00	0.00%
460	Special Projects	4,072.88	2,400.00	(1,672.88)	48,875.00	18,829.17	(30,045.83)	(61.47)%
481	Housing Rehab Interest	12.50	9.23	(3.27)	150.00	142.36	(7.64)	(5.09)%
490	Interest Income	750.00	899.93	149.93	9,000.00	7,831.47	(1,168.53)	(12.98)%
491	Miscellaneous Income	0.00	0.00	0.00	0.00	38.03	38.03	0.00%
495	In-Kind Contributions	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00	0.00%
	Total Revenues	<u>96,272.88</u>	<u>56,008.87</u>	<u>(40,264.01)</u>	<u>1,155,275.00</u>	<u>1,186,000.37</u>	<u>30,725.37</u>	<u>2.66%</u>
Expenditures								
500	Salaries and Wages	50,145.87	43,957.12	6,188.75	601,750.00	558,524.99	43,225.01	7.18%
505	Fringe Benefits	11,977.12	9,645.19	2,331.93	143,725.00	113,882.30	29,842.70	20.76%
520	Rent In-Kind	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00	0.00%
521	Telephone	750.00	469.03	280.97	9,000.00	9,487.27	(487.27)	(5.41)%
522	Postage	416.63	364.85	51.78	5,000.00	4,146.31	853.69	17.07%
523	Office Supplies	833.37	596.00	237.37	10,000.00	12,265.61	(2,265.61)	(22.66)%
524	Training	500.00	200.00	300.00	6,000.00	10,044.00	(4,044.00)	(67.40)%
526	Travel-Staff	2,083.37	4,878.15	(2,794.78)	25,000.00	30,108.97	(5,108.97)	(20.44)%
530	Printing/Publishing	166.63	0.00	166.63	2,000.00	59.66	1,940.34	97.02%
531	Copier Expense	250.00	361.78	(111.78)	3,000.00	3,729.07	(729.07)	(24.30)%
532	Donations	650.00	1,379.12	(729.12)	7,800.00	6,346.33	1,453.67	18.64%
535	Computer Maintenance/Software	250.00	0.00	250.00	3,000.00	497.55	2,502.45	83.42%

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 06/01/2017 Through 06/30/2017

		Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget	Current Year Actual	Total Budget Variance	Percent Total Budget \$ Remaining
536	Computer Equipment	1,291.63	0.00	1,291.63	15,500.00	2,024.55	13,475.45	86.94%
538	Software Maintenance	1,016.63	752.83	263.80	12,200.00	10,436.61	1,763.39	14.45%
539	Lead Testing Expense	1,500.00	3,720.00	(2,220.00)	18,000.00	21,487.50	(3,487.50)	(19.38)%
543	EDA Peer Project	6,250.00	0.00	6,250.00	75,000.00	1,973.65	73,026.35	97.37%
546	EDA Conference Expense	0.00	0.00	0.00	0.00	68,418.03	(68,418.03)	0.00%
548	Loan Closing Expense	104.13	364.95	(260.82)	1,250.00	3,548.55	(2,298.55)	(183.88)%
550	Building Maintenance	287.50	376.25	(88.75)	3,450.00	3,465.00	(15.00)	(0.43)%
551	Utilities	600.00	555.12	44.88	7,200.00	5,836.59	1,363.41	18.94%
553	Dues/Memberships	680.00	820.00	(140.00)	8,160.00	7,480.64	679.36	8.33%
554	Subscriptions/Reference	41.63	1,000.00	(958.37)	500.00	800.00	(300.00)	(60.00)%
555	Advertising/Marketing	250.00	0.00	250.00	3,000.00	3,699.94	(699.94)	(23.33)%
556	Insurance	800.00	0.00	800.00	9,600.00	6,254.45	3,345.55	34.85%
560	Legal Services	166.63	0.00	166.63	2,000.00	1,908.08	91.92	4.60%
561	Audit Fees	633.37	0.00	633.37	7,600.00	6,930.00	670.00	8.82%
562	Other Professional Services	200.00	603.25	(403.25)	2,400.00	5,516.08	(3,116.08)	(129.84)%
563	Annual Staff Retreat Expense	41.63	0.00	41.63	500.00	306.10	193.90	38.78%
565	Depreciation Expense	1,666.63	541.19	1,125.44	20,000.00	6,494.28	13,505.72	67.53%
567	Annual Meeting Expense	208.37	272.50	(64.13)	2,500.00	4,072.72	(1,572.72)	(62.91)%
568	Board Meeting Expense	16.63	0.00	16.63	200.00	0.00	200.00	100.00%
572	USDA Interest Expense	666.63	0.00	666.63	8,000.00	8,063.85	(63.85)	(0.80)%
573	Microenterprise Interest Exp.	583.37	511.31	72.06	7,000.00	6,786.37	213.63	3.05%
574	RLF Management Contract	416.63	0.00	416.63	5,000.00	434.79	4,565.21	91.30%
577	Local RLF Contribution Expense	0.00	0.00	0.00	0.00	6,197.13	(6,197.13)	0.00%
580	Loans Written Off	2,083.37	(40,058.36)	42,141.73	25,000.00	(40,058.36)	65,058.36	260.23%
581	Loans Forgivable Portion	20.00	19.74	0.26	240.00	236.88	3.12	1.30%
585	Rehab Loan Disbursements	0.00	(4,000.00)	4,000.00	0.00	0.00	0.00	0.00%
590	Miscellaneous	41.63	30.00	11.63	500.00	145.00	355.00	71.00%
602	Vehicle Maintenance	500.00	241.39	258.61	6,000.00	1,564.78	4,435.22	73.92%
	Total Expenditures	<u>89,339.40</u>	<u>28,851.41</u>	<u>60,487.99</u>	<u>1,072,075.00</u>	<u>908,115.27</u>	<u>163,959.73</u>	<u>15.29%</u>
	Total Revenues Over (Under) Expenditures	<u>6,933.48</u>	<u>27,157.46</u>	<u>20,223.98</u>	<u>83,200.00</u>	<u>277,885.10</u>	<u>194,685.10</u>	<u>234.00%</u>

NENEDD Board Agenda

Object: Quarterly Loan Review

Contact Person: Kristen Rosner, Fiscal Officer

For: Discussion

Background:

Following are the loan receivables for all of NENEDD funding sources on the loans that have been closed.

Aging Report NENEDD

Cutoff Date: 7/18/17

Loan Num	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
0313	59,500.00	30,647.65	427.79	0.00	0.00	0.00	0.00	0.00	0	
0404	25,000.00	3,278.85	210.96	0.00	0.00	0.00	0.00	0.00	0	
0421	75,500.00	40,579.96	540.91	0.00	0.00	0.00	0.00	0.00	0	
0605	100,000.00	78,158.84	690.58	0.00	0.00	0.00	0.00	0.00	0	
0607	75,000.00	24,648.76	632.89	0.00	0.00	0.00	0.00	0.00	0	
0608	75,000.00	25,653.97	632.89	0.00	0.00	0.00	0.00	0.00	0	
0700	100,000.00	38,624.94	843.86	0.00	0.00	0.00	0.00	0.00	0	
0703	100,000.00	36,960.69	843.86	0.00	0.00	0.00	0.00	0.00	0	
4011	8,409.88	691.49	19.74	0.00	0.00	0.00	0.00	0.00	0	
4035	7,500.00	707.79	41.67	0.00	0.00	0.00	0.00	0.00	0	
4038	12,309.06	1,163.12	68.38	0.00	0.00	0.00	0.00	0.00	0	
4040	5,146.57	684.32	34.32	0.00	0.00	0.00	0.00	0.00	0	
4041	14,475.00	803.60	80.42	0.00	0.00	0.00	0.00	0.00	0	
4043	13,364.04	924.69	89.11	0.00	0.00	0.00	0.00	0.00	0	
4045	14,772.75	1,722.61	98.51	0.00	0.00	0.00	0.00	0.00	0	
4047	7,500.00	707.79	41.67	0.00	0.00	0.00	0.00	0.00	0	
4056	4,308.75	477.72	29.00	0.00	0.00	0.00	0.00	0.00	0	
301011	32,000.00	10,083.72	339.41	0.00	0.00	0.00	0.00	0.00	0	
301014	65,000.00	40,002.23	514.02	0.00	0.00	0.00	0.00	0.00	0	
307009	32,500.00	13,959.88	274.25	0.00	0.00	0.00	0.00	0.00	0	
307010	35,000.00	14,956.82	295.35	0.00	0.00	0.00	0.00	0.00	0	
307013	80,000.00	35,473.20	675.09	0.00	0.00	0.00	0.00	0.00	0	
307014	35,000.00	16,519.66	295.35	0.00	0.00	0.00	0.00	0.00	0	
309006	26,400.00	15,018.31	222.78	0.00	0.00	0.00	0.00	0.00	0	
310001	100,000.00	58,639.95	790.79	0.00	0.00	0.00	0.00	0.00	0	
310012	50,000.00	33,165.70	421.93	0.00	0.00	0.00	0.00	0.00	0	
310016	30,000.00	11,939.50	325.58	0.00	0.00	0.00	0.00	0.00	0	
311002	20,000.00	13,621.89	168.77	0.00	0.00	0.00	0.00	0.00	0	
311005	10,500.00	7,550.48	92.53	0.00	0.00	0.00	0.00	0.00	0	
311007	100,000.00	71,122.56	843.86	0.00	0.00	0.00	0.00	0.00	0	
312001	100,000.00	72,391.15	843.86	0.00	0.00	0.00	0.00	0.00	0	
312002	39,600.00	20,328.14	429.76	0.00	0.00	0.00	0.00	0.00	0	
312003	100,000.00	77,867.10	843.86	0.00	0.00	0.00	0.00	0.00	0	
312004	30,000.00	16,366.43	325.58	0.00	0.00	0.00	0.00	0.00	0	
312005	29,250.00	19,512.27	317.44	317.44	317.44	317.44	0.00	952.32	78	Filed Notice of Default 7/13/17
312006	50,000.00	23,054.53	718.50	0.00	0.00	0.00	0.00	0.00	0	
312007	25,000.00	14,128.54	408.95	408.95	408.95	408.95	5,725.30	6,952.15	504	Working with REAP on foreclosure proceedings
314001	60,000.00	50,521.20	474.48	0.00	0.00	0.00	0.00	0.00	0	
314002	141,000.00	130,252.95	969.92	0.00	0.00	0.00	0.00	0.00	0	
314003	156,000.00	121,299.42	1,442.83	0.00	0.00	0.00	0.00	0.00	0	

Discussion Item VI. A

Aging Report NENEDD

Cutoff Date: 7/18/17

Loan Num	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
314005	140,000.00	128,137.50	963.04	0.00	0.00	0.00	0.00	0.00	0	
314006	200,000.00	181,804.71	1,375.77	0.00	0.00	0.00	0.00	0.00	0	
314007	175,000.00	159,843.74	1,203.80	0.00	0.00	0.00	0.00	0.00	0	
314008	35,000.00	32,252.33	240.76	0.00	0.00	0.00	0.00	0.00	0	
314009	250,000.00	228,860.78	1,719.72	0.00	0.00	0.00	0.00	0.00	0	
314010	35,000.00	31,966.57	240.76	0.00	0.00	0.00	0.00	0.00	0	
315001	70,000.00	62,972.45	553.56	0.00	0.00	0.00	0.00	0.00	0	
315002	15,000.00	12,842.46	155.46	0.00	0.00	0.00	0.00	0.00	0	
315003	70,000.00	66,683.77	481.52	0.00	0.00	0.00	0.00	0.00	0	
315004	200,000.00	190,875.29	1,375.77	0.00	0.00	0.00	0.00	0.00	0	
316001	40,000.00	38,406.58	275.15	0.00	0.00	0.00	0.00	0.00	0	
316002	100,000.00	96,978.66	687.89	0.00	0.00	0.00	0.00	0.00	0	
316003	75,000.00	72,864.78	515.92	0.00	0.00	0.00	0.00	0.00	0	
316004	29,000.00	27,697.78	229.33	0.00	0.00	0.00	0.00	0.00	0	
316005	36,600.00	34,505.90	289.43	0.00	0.00	0.00	0.00	0.00	0	
316006	120,000.00	109,671.25	1,243.66	0.00	0.00	0.00	0.00	0.00	0	
316007	19,000.00	17,670.22	196.91	0.00	0.00	0.00	0.00	0.00	0	
317001	200,000.00	190,590.23	2,024.90	0.00	0.00	0.00	0.00	0.00	0	
317002	32,400.00	31,777.10	256.22	0.00	0.00	0.00	0.00	0.00	0	
Totals	3,887,036.05	2,890,614.52	31,391.02	726.39	726.39	726.39	5,725.30	7,904.47		

Percent Delinquent Dollars 0.20%
Number of loans 59

NENEDD Board Agenda

Object: Approve a Deed of Reconveyance for Amanda & David Redler, d/b/a Connect Now, LLC - Albion

Contact Persons: Jeff Christensen

For: Action

Loan Applicant: – Amanda & David Redler, d/b/a Connect Now, LLC (f/k/a Albion Radio Shack)

I. Project Overview and Description:

Amanda and David Redler purchased the Albion Radio Shack business located at 331 W. Church St. in Albion back in 2014. NENEDD closed a \$35,000 loan- 20 years – 5.50% interest. Cornerstone Bank in Albion is the primary lender with an original loan of \$38,500. NENEDD's loan balance is \$32,286. All payments have been made on time as promised. Our collateral is a subordinate lien position on all the business assets including real estate and business personal property. NENEDD also has a deed of trust on their personal residence. The Boone County Development Agency and Albion Economic Development each loaned \$10,500 over a five year term.

The Redlers are asking that NENEDD release its lien on their personal residence. The Redlers are taking out a home equity loan for renovations to their home. Cornerstone Bank is refinancing their home loan to include their original mortgage and the add'l funds for improvements. In order for the bank to sell this on the secondary market, the buyer of the mortgage must include our loan balance/deed of trust in the total loan to value ratio. NENEDD's loan puts the bank over its loan to value ratio. The buyer on the secondary market will not approve Redler's loan with any add'l debt against their residence.

It has never been NENEDD's position to hinder a business owner when it comes to the financing/refinancing of their personal residence. The Northeast RLF committee was presented information on credit scores, net worth, collateral, and financial information as part of the Deed of Reconveyance discussion. Due to the excellent payment history, credit history, and success of the business, NENEDD staff and the northeast RLF committee are recommending we honor their request and file a Deed of Reconveyance (releasing our lien) and not refile on their personal residence.

Motion: To approve a Deed of Reconveyance on Amanda & David Redler's personal residence as presented and recommended by NENEDD staff and the Northeast RLF Committee.

Shannon Stuchlik____ Nadine Hagedorn____ Dan Kathol____ Judy Mutzenberger____
Christian Ohl____ Rich Jablonski____ Jim McCarville____ Dick Pfeil____ Scott Schaller____

Y (In Favor of Motion) N (Against Motion) ABS (Abstain) A (Absent)

Action Item VII. A

NENEDD Board Agenda

Object: Approve Resolution for League Association of Risk Management (LARM) Insurance

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: LARM has been approved since 2013 to provide NENEDD's workers' compensation, general liability, errors & omissions, auto liability, auto physical damage and commercial property insurance coverage.

NENEDD sent Request for proposals were mailed to four insurance providers in the area prior to the 2016-2017 pool year. Although one other firm expressed interest, LARM was the only company that submitted a proposal.

Explanation: The Renewal Coverage Proposal for the 2017-2018 Pool Year needs to be approved. The effective date is 10/1/2017 and includes a discount for a two-year commitment. Coverage and deductibles remains the same compared to the previous four years. The decrease in price is attributed to a history of minimal claims and low risk.

Premium Year	Annual Premium
2013-2014	\$7,558.00
2014-2015	\$8,577.36
2015-2016	\$8,465.48
2016-2017	\$6,264.00
2017-2018	\$6,135.02

Motion: To approve the resolution with League Association of Risk Management (LARM).

Shannon Stuchlik____ Nadine Hagedorn____ Dan Kathol____ Judy Mutzenberger____
Christian Ohl____ Rich Jablonski____ Jim McCarville____ Dick Pfeil____ Scott Schaller____

Y (In Favor of Motion) N (Against Motion) **ABS** (Abstain) **A** (Absent)

Resolution

WHEREAS, The Northeast Nebraska Economic Development District is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 180 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 180 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of The Northeast Nebraska Economic Development District, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2019 (180 day and 2 year commitment; 4% discount).

Adopted this 26th day of July, 2016.

Signature: _____

Title: _____

ATTEST: _____

Title: _____

