

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 28, 2018 - 7:00 P.M.

City of Columbus Offices – Mayor’s Office, 2424 14th St, Columbus, NE 68601
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701
West Point Chamber of Commerce – 200 Anna Stalp Ave, West Point, NE 68788
Wayne Chamber of Commerce – 108 W. 3rd St., Wayne, NE 68787

The President 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 Guests**
- IV. Secretary’s Report**
 - A.** Approval of March 28, 2018 Agenda & February 28, 2018 Meeting Minutes (as posted)
- V. Treasurer’s Report**
 - A.** February 2018 Treasurer’s Report
- VI. Discussion Items**
 - A.** Quarterly Loan Review
- VII. Action Items**
 - A.** Recommendation to approve down payment assistance applicant #101430.
 - B.** Pierce/Hadar/Hoskins Owner-Occupied Rehab Loan # 6876715.
 - C.** Appoint a budget committee for the 2018-2019 budget.
 - D.** Appoint a nominating committee.
 - E.** Public hearing related to Nebraska Affordable Housing Trust Fund Project 12-TFHP-5017 to provide updates to the public on the project.
 - F.** Approve rescheduling agreement for loan # 614004.
 - G.** Approve a \$50,000 loan to Bottom Line Holdings, LLC, Kelsey & Lance Morrow Members, Norfolk.
 - H.** Accept \$22,000 Community Development Block Grant (CDBG) funds from the City of Wayne for a loan to Greta Smith, d/b/a The Flower Cellar in Wayne.
- VIII. President/Board Comments**

IX. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be at 7:00 p.m. on Wednesday, April 25, 2018. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.

X. Adjournment

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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

NED, Inc Board Agenda

Object: To approve the March 28, 2018 meeting agenda and the February 28, 2018 meeting minutes.

Contact Person: Danielle Lammers/Brittany O'Brien, Administrative Assistant

For: Action

Explanation: The March 28, 2018 agenda has been posted. The minutes from the February 28, 2018 meeting were posted.

Motion: To approve the March 28, 2018 meeting agenda and the February 28, 2018 meeting minutes.

Brad Albers _____ Tina Biteghe Bi Ndong _____ Jerry Engdahl _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

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

NED, Inc Board Agenda

Object: Approval of February 2018 Treasurer's Report

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: Northeast Economic Development, Inc.'s (NED, Inc) February 2018 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 2018 Budget for the nonaccrual accounts, July 1, 2017, through June 30, 2018, Actual, Budget Variance so far this fiscal year and Percent of the fiscal year 2018 Budget remaining.

Explanation:

Additional Information:

Business Loan Principal Received	\$32,615.71
Housing Rehab Principal Received	5,137.63
Down Payment Assistance (DPA) Principal Received	295.54
New Construction Principal Received	-
Business Loan Disbursements	81,574.30
Housing Rehab Loan Disbursements (1)	5,033.99
Down Payment Assistance (DPA) Loan Disbursements	-
New Construction Loan Disbursement	-

Business Loan Disbursements:

Client #618005, The Shop, Albion, \$40,000

Client #618002, Brehmer Manufacturing Inc., Lyons, \$41,574.30 (ongoing CDBG ED grant)

Motion: To approve the February 2018 Treasurer's Report as presented.

Brad Albers _____ Tina Biteghe Bi Ndong _____ Jerry Engdahl _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

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

Treasurer's Report Item V. A

NED, Inc.
Statement of Financial Position
As of 02/28/2018

	<u>Current Period Balance</u>
Assets	
General Cash	
Cash in Bank-BF #1695334	76,547.27
Business RLF Cash	
IRP Loan Fund-BankFirst 7884171	87,294.86
RLF-BankFirst 7884203	27,518.67
IRP Loan Loss Reserve-BankFirst 7884195	15,257.26
RBEG Loans-BankFirst 7884203	122,840.69
NDO Loan Fund-Security Bank 229970	707.41
RMAP Loan Fund-BankFirst #7898549	136,504.12
#88841889-Midwest Bank-NEF Loan Loss Reserve	12,371.91
IRP #2 Loan Fund-Bank First #7898560	328,533.68
RMAP LLR Fund-BankFirst #8571	25,451.09
NDO Loan Fund-Security Bank 833851	88,559.20
NE Micro Loan-BankFirst #7911287	173,354.21
BF NDO Defederalized	525,477.93
#7911287 - NE Micro Loan #2	8,932.28
NED, Inc. Micro Funds #3 - 2018 Grant BF#7911287	214.50
Housing Cash	
Trust DPA - EVB 3035418	48,862.28
HOME Rehab-BankFirst 7858547	281,316.67
HOME Rehab - CD #882514-Midwest Bank	107,180.25
Trust Rehab CD #882516-Midwest Bank	107,634.16
Trust Rehab Pinnacle 4400292230	126,085.53
HOME DPA - EVBT 3067890	7,937.14
HOME Rehab Pinnacle 4400292249	116,909.18
Trust Rehab BF 7930372	103,574.21
HUD/NENEDD Rehab BankFirst 7930383	115,428.94
Trust New Construction EVBT 3035418	123,932.24
Receivables	
Grants Receivable	14,236.56
Business RLF Notes Receivable	
Business RLF Notes Receivable	47,120.84
Business IRP Notes Receivable	190,378.30
IRP #2 Notes Receivable	622,409.93
NDO Business Notes Receivables	2,387,200.30
RMAP Business Notes Receivable	224,873.39
NE Micro Loan Receivable	393,732.67
Housing Notes Receivable	
DPA Notes Receivable	2,092,668.02
NC Subsidy Notes Receivable	2,168.10
Regional Rehab Notes Receivable	1,189,986.77
Fixed Assets	
Furniture and Equipment	26,105.00
Accumulated Depreciation	(26,105.00)
Allowance for Uncollectibles	
Allowance for uncollectable losses	(2,941,837.09)
Total Assets	6,991,363.47
Liabilities	
Accounts Payable	
Accounts Payable	94,203.29
Notes Payable	
RMAP Loan Payable	383,094.56

NED, Inc.
Statement of Financial Position
As of 02/28/2018

	<u>Current Period Balance</u>
NEF Loan Payable	118,283.31
IRP Loan Payable	191,476.37
IRP #2 Loan Payable	<u>649,358.07</u>
Total Liabilities	<u>1,436,415.60</u>
Net Assets	
Other	<u>5,554,947.87</u>
Total Net Assets	<u>5,554,947.87</u>
Total Net Assets and Liabilities	<u><u>6,991,363.47</u></u>

NED, Inc.
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 02/01/2018 Through 02/28/2018

		Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget - Original	Current Year Actual	Total Budget Variance	Percent Total Budget Remaining
Revenues								
405	Bad Debt Recovery	3,916.67	0.00	(3,916.67)	47,000.00	39,270.00	(7,730.00)	(16.45)%
421	Housing Mgmt Rev	903.50	0.00	(903.50)	10,842.00	150.00	(10,692.00)	(98.62)%
427	General Admin Rev	1,143.08	0.00	(1,143.08)	13,717.00	4,595.83	(9,121.17)	(66.50)%
428	Down Payment Assistance Loan Processing Fee	79.67	0.00	(79.67)	956.00	2,390.00	1,434.00	150.00%
432	NE Micro Loan Fund Revenue	0.00	0.00	0.00	0.00	75,000.00	75,000.00	0.00%
436	Microenterprise Management Revenue	779.58	0.00	(779.58)	9,355.00	0.00	(9,355.00)	(100.00)%
439	CDBG ED NDO RLF Contributions	41,666.66	41,574.30	(92.36)	500,000.00	141,328.74	(358,671.26)	(71.73)%
442	Microenterprise Lending Program Contributions	5,983.33	0.00	(5,983.33)	71,800.00	0.00	(71,800.00)	(100.00)%
443	USDA RMAP TA Funds	940.83	0.00	(940.83)	11,290.00	30,527.01	19,237.01	170.39%
444	Business Loan Closing Revenue	250.00	0.00	(250.00)	3,000.00	250.00	(2,750.00)	(91.67)%
447	Housing Rehab Contributions	15,713.92	0.00	(15,713.92)	188,567.00	188,567.00	0.00	0.00%
451	Business Loan Interest	10,833.33	12,137.20	1,303.87	130,000.00	104,397.18	(25,602.82)	(19.69)%
452	Loan Late Fees	100.00	75.92	(24.08)	1,200.00	708.77	(491.23)	(40.94)%
453	Business Loan Processing Fee	500.00	250.00	(250.00)	6,000.00	2,100.00	(3,900.00)	(65.00)%
454	Annual Servicing Fees	1,000.00	1,644.74	644.74	12,000.00	8,930.62	(3,069.38)	(25.58)%
471	HO Rehab Interest	666.67	631.01	(35.66)	8,000.00	5,221.20	(2,778.80)	(34.73)%
490	Interest Income	1,166.67	1,916.61	749.94	14,000.00	14,453.39	453.39	3.24%
492	Contributions	458.33	0.00	(458.33)	5,500.00	2,607.16	(2,892.84)	(52.60)%
	Total Revenues	<u>86,102.24</u>	<u>58,229.78</u>	<u>(27,872.46)</u>	<u>1,033,227.00</u>	<u>620,496.90</u>	<u>(412,730.10)</u>	<u>(39.95)%</u>
Expenditures								
523	Office Supplies	16.67	0.00	16.67	200.00	0.00	200.00	100.00%
543	Bank Fees	8.33	10.00	(1.67)	100.00	207.00	(107.00)	(107.00)%
546	Lead Inspection Exp	41.67	0.00	41.67	500.00	0.00	500.00	100.00%
548	Loan Closing Expense	150.00	0.00	150.00	1,800.00	29.00	1,771.00	98.39%
549	Housing Admin	903.50	0.00	903.50	10,842.00	345.00	10,497.00	96.82%

NED, Inc.

**Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 02/01/2018 Through 02/28/2018**

		<u>Current Period Budget</u>	<u>Current Period Actual</u>	<u>Current Period Budget Variance</u>	<u>Total Budget - Original</u>	<u>Current Year Actual</u>	<u>Total Budget Variance</u>	<u>Percent Total Budget Remaining</u>
553	General Admin	1,143.08	918.97	224.11	13,717.00	8,606.80	5,110.20	37.25%
560	Legal Services	100.00	0.00	100.00	1,200.00	0.00	1,200.00	100.00%
561	Audit Fees	487.92	0.00	487.92	5,855.00	5,625.00	230.00	3.93%
569	Other Professional Services	225.00	0.00	225.00	2,700.00	0.00	2,700.00	100.00%
573	Loan Interest Expense	1,590.00	831.33	758.67	19,080.00	15,854.52	3,225.48	16.91%
574	NENEDD Management Exp	15,750.00	12,173.33	3,576.67	189,000.00	100,493.36	88,506.64	46.83%
577	Local RLF Contribution Expense	0.00	0.00	0.00	0.00	16,914.17	(16,914.17)	0.00%
580	Loans Written Off	12,083.33	0.00	12,083.33	145,000.00	111,880.00	33,120.00	22.84%
583	NC Subsidy Loans Forgiven	29.75	29.70	0.05	357.00	237.60	119.40	33.45%
584	Rehab Loans Forgiven	5,000.00	4,002.39	997.61	60,000.00	34,920.51	25,079.49	41.80%
589	Invest Nebraska NDO RLF Contributions	2,166.66	1,488.10	678.56	26,000.00	13,949.80	12,050.20	46.35%
594	Grant Contribution	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>735,085.83</u>	<u>(735,085.83)</u>	<u>0.00%</u>
	Total Expenditures	<u>39,695.91</u>	<u>19,453.82</u>	<u>20,242.09</u>	<u>476,351.00</u>	<u>1,044,148.59</u>	<u>(567,797.59)</u>	<u>(119.20)%</u>
	Total Revenues Over (Under) Expenditures	<u>46,406.33</u>	<u>38,775.96</u>	<u>(7,630.37)</u>	<u>556,876.00</u>	<u>(423,651.69)</u>	<u>(980,527.69)</u>	<u>(176.08)%</u>

NED, Inc. Board Agenda

Object: Quarterly Loan Review

Contact Person: Kristen Rosner, Fiscal Officer; Jeff Christensen, Business Loan Specialist

For: Discussion

Background:

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

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
0002	196,942.00	196,942.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
01101	18,720.00	18,720.00	312.00	0.00	0.00	0.00	0.00	0.00	0	
01122	13,925.00	13,925.00	232.08	0.00	0.00	0.00	0.00	0.00	0	
01126	12,200.00	12,200.00	203.33	0.00	0.00	0.00	0.00	0.00	0	
01132	12,100.00	12,100.00	201.67	0.00	0.00	0.00	0.00	0.00	0	
01146	12,856.00	12,856.00	214.27	0.00	0.00	0.00	0.00	0.00	0	
01150	8,247.00	8,247.00	137.45	0.00	0.00	0.00	0.00	0.00	0	
01157	7,000.00	5,016.61	116.67	0.00	0.00	0.00	0.00	0.00	0	
01166	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
01176	8,900.00	8,900.00	148.33	0.00	0.00	0.00	0.00	0.00	0	
01200	5,400.00	5,400.00	90.00	0.00	0.00	0.00	0.00	0.00	0	
01209	11,400.00	11,400.00	190.00	0.00	0.00	0.00	0.00	0.00	0	
01213	18,780.00	18,780.00	313.00	0.00	0.00	0.00	0.00	0.00	0	
03414	17,600.00	17,600.00	293.33	0.00	0.00	0.00	0.00	0.00	0	
03418	17,900.00	17,900.00	298.33	0.00	0.00	0.00	0.00	0.00	0	
03436	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
03439	18,800.00	18,800.00	313.33	0.00	0.00	0.00	0.00	0.00	0	
03451	17,800.00	17,800.00	296.67	0.00	0.00	0.00	0.00	0.00	0	
4210	15,000.00	1,250.55	21.23	0.00	0.00	0.00	0.00	0.00	0	
4225	15,243.50	2,849.65	101.64	0.00	0.00	0.00	0.00	0.00	0	
4241	20,000.00	166.87	0.00	0.00	0.00	0.00	0.00	0.00	0	
4428	12,417.00	3,460.37	62.82	0.00	0.00	0.00	0.00	0.00	0	
4508	19,659.96	9,701.20	99.46	0.00	0.00	0.00	0.00	0.00	0	
4511	3,826.50	125.21	35.21	35.21	35.21	35.21	19.58	125.21	140	#4511, 4514 & 4711 are same client. Client continues to struggle to make consistent payment. Client has 4 payments left on this loan.
4512	8,061.23	2,046.06	48.24	0.00	0.00	0.00	0.00	0.00	0	
4514	12,340.79	6,691.85	56.75	56.75	56.75	56.75	113.50	283.75	140	#4511, 4514 & 4711 are same client. Client continues to struggle to make consistent payment.
4515	7,904.92	3,763.84	36.35	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI. A

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
4516	12,095.00	5,757.13	55.63	0.00	0.00	0.00	0.00	0.00	0	
4517	20,000.00	10,125.32	101.18	0.00	0.00	0.00	0.00	0.00	0	
04707	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
04709	10,000.00	10,000.00	166.67	0.00	0.00	0.00	0.00	0.00	0	
4711	3,826.50	127.26	31.89	31.89	31.89	31.89	31.59	127.26	201	#4511, 4514 & 4711 are same client. Client continues to struggle to make consistent payment. Client has 4 forgivable payments left on this loan.
04713	8,800.00	8,800.00	146.67	0.00	0.00	0.00	0.00	0.00	0	
04714	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
04715	18,600.00	18,600.00	310.00	0.00	0.00	0.00	0.00	0.00	0	
04716	9,500.00	9,500.00	158.33	0.00	0.00	0.00	0.00	0.00	0	
04718	7,900.00	7,900.00	131.67	0.00	0.00	0.00	0.00	0.00	0	
05401	24,910.03	13,663.91	150.00	0.00	0.00	0.00	0.00	0.00	0	
05421	19,066.00	2,224.72	158.88	0.00	0.00	0.00	0.00	0.00	0	
05550	10,000.00	6,219.82	50.59	0.00	0.00	0.00	0.00	0.00	0	
06106	19,320.00	19,320.00	322.00	0.00	0.00	0.00	0.00	0.00	0	
06107	11,100.00	11,100.00	185.00	0.00	0.00	0.00	0.00	0.00	0	
06110	10,950.00	10,950.00	182.50	0.00	0.00	0.00	0.00	0.00	0	
06112	7,300.00	7,300.00	121.67	0.00	0.00	0.00	0.00	0.00	0	
06130	13,980.00	13,980.00	233.00	0.00	0.00	0.00	0.00	0.00	0	
06134	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
06139	14,300.00	14,300.00	238.33	0.00	0.00	0.00	0.00	0.00	0	
06145	10,400.00	10,400.00	173.33	0.00	0.00	0.00	0.00	0.00	0	
06161	10,200.00	10,200.00	170.00	0.00	0.00	0.00	0.00	0.00	0	
06162	14,500.00	14,500.00	241.67	0.00	0.00	0.00	0.00	0.00	0	
06167	18,000.00	18,000.00	300.00	0.00	0.00	0.00	0.00	0.00	0	
07217	17,000.00	17,000.00	283.33	0.00	0.00	0.00	0.00	0.00	0	
07218	20,000.00	20,000.00	333.33	0.00	0.00	0.00	0.00	0.00	0	
07220	15,000.00	15,000.00	250.00	0.00	0.00	0.00	0.00	0.00	0	
07222	8,800.00	8,800.00	146.67	0.00	0.00	0.00	0.00	0.00	0	
07231	15,960.00	15,960.00	266.00	0.00	0.00	0.00	0.00	0.00	0	
07233	7,800.00	7,800.00	130.00	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI. A

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
07234	20,000.00	3,006.77	178.87	0.00	0.00	0.00	0.00	0.00	0	
07241	18,000.00	18,000.00	300.00	0.00	0.00	0.00	0.00	0.00	0	
07400	20,000.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
07504	25,000.00	3,750.34	208.33	0.00	0.00	0.00	0.00	0.00	0	
07507	24,994.94	13,850.89	104.15	0.00	0.00	0.00	0.00	0.00	0	
074000	5,346.00	2,168.10	29.70	0.00	0.00	0.00	0.00	0.00	0	
100016	35,000.00	25,143.94	160.96	0.00	0.00	0.00	0.00	0.00	0	
100018	27,500.00	21,538.50	139.12	0.00	0.00	0.00	0.00	0.00	0	
100026	4,929.34	3,572.92	22.67	0.00	0.00	0.00	0.00	0.00	0	
100032	37,500.00	26,409.33	172.46	0.00	0.00	0.00	0.00	0.00	0	
100042	30,000.00	21,114.84	137.96	0.00	0.00	0.00	0.00	0.00	0	
100053	35,000.00	12,541.41	291.67	0.00	0.00	0.00	0.00	0.00	0	
100054	20,000.00	14,000.24	83.33	0.00	0.00	0.00	0.00	0.00	0	
100069	26,775.05	17,850.25	111.56	0.00	0.00	0.00	0.00	0.00	0	
100081	15,720.00	6,026.00	131.00	0.00	0.00	0.00	0.00	0.00	0	
100097	35,000.00	25,093.51	160.96	0.00	0.00	0.00	0.00	0.00	0	
100117	27,816.15	19,185.97	127.92	0.00	0.00	0.00	0.00	0.00	0	
100131	30,000.00	21,240.00	125.00	125.00	125.00	125.00	250.00	625.00	140	Client paying extra to catch up
100136	20,798.00	14,593.41	105.21	0.00	0.00	0.00	0.00	0.00	0	
100158	23,908.96	17,556.68	109.96	0.00	0.00	0.00	0.00	0.00	0	
100170	8,500.00	8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100173	38,500.00	26,469.25	160.41	0.00	0.00	0.00	0.00	0.00	0	
100200	10,457.02	7,722.65	52.90	0.00	0.00	0.00	0.00	0.00	0	
100207	24,630.00	6,157.50	205.25	0.00	0.00	0.00	0.00	0.00	0	
100208	34,800.60	13,919.88	290.01	0.00	0.00	0.00	0.00	0.00	0	
100211	25,000.00	18,653.51	126.47	0.00	0.00	0.00	0.00	0.00	0	
100221	12,000.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100239	17,000.00	17,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100259	27,500.00	18,605.81	126.47	0.00	0.00	0.00	0.00	0.00	0	
100372	23,000.00	23,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100436	17,700.00	17,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100438	21,500.00	11,108.14	179.17	0.00	0.00	0.00	0.00	0.00	0	
100454	12,400.00	12,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100463	23,000.00	23,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI. A

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
100492	18,160.87	14,982.73	75.67	0.00	0.00	0.00	0.00	0.00	0	
100570	37,500.00	31,255.00	156.25	156.25	156.25	0.00	0.00	312.50	48	Client will pay double April and May to catch up on the two payments returned for insufficient funds.
100585	31,413.95	28,502.23	158.92	0.00	0.00	0.00	0.00	0.00	0	
100603	16,400.51	11,991.60	82.97	0.00	0.00	0.00	0.00	0.00	0	
100609	36,718.98	28,457.25	305.99	0.00	0.00	0.00	0.00	0.00	0	
100637	21,577.00	14,924.40	89.90	0.00	0.00	0.00	0.00	0.00	0	
100638	19,402.00	16,297.85	89.23	0.00	0.00	0.00	0.00	0.00	0	
100659	18,000.00	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100676	29,797.85	11,422.17	248.32	0.00	0.00	0.00	0.00	0.00	0	
100677	14,835.00	5,683.38	123.63	0.00	0.00	0.00	0.00	0.00	0	
100714	24,000.00	24,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100716	40,000.00	25,666.81	333.33	0.00	0.00	0.00	0.00	0.00	0	
100734	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100739	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100755	24,000.00	24,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100756	19,000.00	19,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100758	65,890.00	65,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100769	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100783	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100791	7,995.00	3,530.79	66.63	0.00	0.00	0.00	0.00	0.00	0	
100802	19,400.00	19,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100803	16,660.00	16,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100813	9,999.94	9,458.23	41.67	0.00	0.00	0.00	0.00	0.00	0	
100817	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100819	26,000.00	26,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100846	16,680.00	16,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100849	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100857	20,200.00	20,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100891	35,000.00	28,291.82	145.83	0.00	0.00	0.00	0.00	0.00	0	
100896	11,736.44	5,183.84	97.80	0.00	0.00	0.00	0.00	0.00	0	
100900	21,351.10	21,351.10	0.00	0.00	0.00	0.00	0.00	0.00	0	
100904	14,683.61	7,831.45	122.36	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI, A

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
100917	29,738.02	26,392.45	123.91	0.00	0.00	0.00	0.00	0.00	0	
100934	12,700.00	12,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100942	14,497.00	11,361.20	60.40	0.00	0.00	0.00	0.00	0.00	0	
100949	29,008.67	26,662.04	146.75	0.00	0.00	0.00	0.00	0.00	0	
100952	32,464.49	26,475.66	164.23	0.00	0.00	0.00	0.00	0.00	0	
100964	24,000.00	24,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100973	24,649.00	23,867.47	113.36	113.36	113.36	113.36	226.72	566.80	140	Notice of Default filed. Client will probably continue to struggle to make payment.
100978	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
100985	13,500.00	11,061.32	62.09	0.00	0.00	0.00	0.00	0.00	0	
100987	17,677.00	5,572.25	73.65	0.00	0.00	0.00	0.00	0.00	0	
101013	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101034	1,989.56	1,939.82	8.29	0.00	0.00	0.00	0.00	0.00	0	
101067	6,000.00	3,800.00	50.00	0.00	0.00	0.00	0.00	0.00	0	
101075	18,000.00	14,690.83	82.78	0.00	0.00	0.00	0.00	0.00	0	
101081	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101090	23,000.00	23,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101115	24,440.67	24,440.67	126.47	0.00	0.00	0.00	0.00	0.00	0	
101146	29,990.00	29,990.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101172	9,072.33	8,855.53	37.80	0.00	0.00	0.00	0.00	0.00	0	
101221	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101223	17,000.00	17,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101259	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101265	9,000.00	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101318	25,780.00	25,780.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101331	19,600.00	19,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101332	20,000.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101333	17,880.00	17,880.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101338	26,600.00	26,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101339	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101352	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101354	25,800.00	25,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101363	30,000.00	30,000.00	375.00	0.00	0.00	0.00	0.00	0.00	0	

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
101372	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101375	24,000.00	24,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101377	22,800.00	22,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101380	24,400.00	24,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101384	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101385	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101386	13,100.00	13,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101400	14,400.00	14,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101408	8,700.00	8,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
101426	28,780.00	28,780.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
400520	6,381.00	3,372.50	32.28	0.00	0.00	0.00	0.00	0.00	0	
400521	13,619.00	7,197.38	68.90	0.00	0.00	0.00	0.00	0.00	0	
400524	25,000.00	7,690.79	225.00	0.00	0.00	0.00	0.00	0.00	0	
400601	20,000.00	9,417.09	83.33	0.00	0.00	0.00	0.00	0.00	0	
400603	20,000.00	10,104.70	91.98	0.00	0.00	0.00	0.00	0.00	0	
400605	4,440.00	2,479.00	18.50	0.00	0.00	0.00	0.00	0.00	0	
400607	6,331.14	233.59	46.64	0.00	0.00	0.00	0.00	0.00	0	
400608	19,947.27	1,329.51	166.23	0.00	0.00	0.00	0.00	0.00	0	
400611	11,266.97	4,148.22	67.43	0.00	0.00	0.00	0.00	0.00	0	
400616	20,000.00	10,000.40	83.33	0.00	0.00	0.00	0.00	0.00	0	
400617	24,602.85	615.51	205.02	0.00	0.00	0.00	0.00	0.00	0	
400709	18,759.81	9,848.43	78.17	0.00	0.00	0.00	0.00	0.00	0	
406008	23,543.75	13,900.34	119.10	0.00	0.00	0.00	0.00	0.00	0	
406016	20,000.00	9,750.41	83.33	0.00	0.00	0.00	0.00	0.00	0	
406020	21,200.00	529.61	176.67	0.00	0.00	0.00	0.00	0.00	0	
406021	17,756.36	10,509.95	89.83	0.00	0.00	0.00	0.00	0.00	0	
406024	25,000.00	1,667.04	208.33	0.00	0.00	0.00	0.00	0.00	0	
406025	15,939.50	5,877.09	95.40	0.00	0.00	0.00	0.00	0.00	0	
406026	20,000.00	1,332.96	166.67	0.00	0.00	0.00	0.00	0.00	0	
607002	15,000.00	5,749.76	126.58	0.00	0.00	0.00	0.00	0.00	0	
609003	93,350.00	34,747.07	518.61	0.00	0.00	0.00	0.00	0.00	0	
611005	60,000.00	35,908.12	506.31	0.00	0.00	0.00	0.00	0.00	0	
612003	100,000.00	73,022.63	843.86	0.00	0.00	0.00	0.00	0.00	0	
612006	17,000.00	7,336.58	184.49	0.00	0.00	0.00	0.00	0.00	0	
612011	40,000.00	28,440.63	337.54	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI, A

Aging Report Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
612017	100,000.00	85,251.57	586.43	586.43	586.43	586.43	7,037.16	8,796.45	444	Draft rescheduling agreement being reviewed by client. Trailers have not gone into production yet.
612019	40,000.00	29,373.06	337.54	0.00	0.00	0.00	0.00	0.00	0	
612020	100,000.00	23,770.33	1,437.00	0.00	0.00	0.00	0.00	0.00	0	
612021	100,000.00	47,823.82	1,085.26	0.00	0.00	0.00	0.00	0.00	0	
612028	100,000.00	20,869.15	1,437.00	0.00	0.00	0.00	0.00	0.00	0	
612029	30,000.00	6,421.17	431.10	0.00	0.00	0.00	0.00	0.00	0	
612030	500,000.00	47,619.08	2,976.19	0.00	0.00	0.00	0.00	0.00	0	
613002	20,000.00	6,624.21	287.40	0.00	0.00	0.00	0.00	0.00	0	
613004	30,000.00	22,995.49	253.16	0.00	0.00	0.00	0.00	0.00	0	
613006	31,800.00	2,290.96	600.11	0.00	0.00	0.00	0.00	0.00	0	
613007	32,000.00	15,711.21	459.84	0.00	0.00	0.00	0.00	0.00	0	
614001	60,000.00	37,260.67	621.83	0.00	0.00	0.00	0.00	0.00	0	
614004	40,000.00	25,431.91	414.55	414.55	0.00	0.00	0.00	414.55	20	NSF 3/2018. On the agenda as an action item.
614005	40,000.00	16,956.81	556.01	0.00	0.00	0.00	0.00	0.00	0	
614007	60,000.00	44,098.11	554.93	0.00	0.00	0.00	0.00	0.00	0	
614008	40,000.00	26,159.40	414.55	0.00	0.00	0.00	0.00	0.00	0	
614009	250,000.00	177,970.00	2,080.00	0.00	0.00	0.00	0.00	0.00	0	
614010	60,000.00	35,539.25	621.83	0.00	0.00	0.00	0.00	0.00	0	
614011	450,000.00	359,052.14	4,663.73	0.00	0.00	0.00	0.00	0.00	0	
614014	92,000.00	82,767.57	632.86	0.00	0.00	0.00	0.00	0.00	0	
615001	121,525.00	105,062.59	643.96	0.00	0.00	0.00	0.00	0.00	0	
615002	105,000.00	89,881.35	830.33	0.00	0.00	0.00	0.00	0.00	0	
615004	100,000.00	86,671.67	687.89	0.00	0.00	0.00	0.00	0.00	0	
615005	225,000.00	174,380.10	2,331.86	0.00	0.00	0.00	0.00	0.00	0	
615007	40,000.00	34,324.52	316.32	0.00	0.00	0.00	0.00	0.00	0	
615008	200,000.00	117,830.42	3,418.75	0.00	0.00	0.00	0.00	0.00	0	
615009	55,000.00	19,482.76	570.01	0.00	0.00	0.00	0.00	0.00	0	
615010	140,000.00	129,274.02	963.04	0.00	0.00	0.00	0.00	0.00	0	
616002	115,000.00	99,265.95	766.81	0.00	0.00	0.00	0.00	0.00	0	
616003	70,000.00	66,760.66	481.52	0.00	0.00	0.00	0.00	0.00	0	
616004	50,000.00	42,260.51	477.06	0.00	0.00	0.00	0.00	0.00	0	

Discussion Items VI. A

Aging Report
Northeast Economic Development, Inc.

Cutoff Date: 3/21/2018

	Disbursed	Balance	Payment	1 Pymt	2 Pymts	3 Pymts	Over 3	Total Due	Lt Days	Notes
616005	42,000.00	39,713.92	288.91	0.00	0.00	0.00	0.00	0.00	0	
616006	20,000.00	16,811.77	207.28	0.00	0.00	0.00	0.00	0.00	0	
616007	300,000.00	280,258.47	1,897.95	0.00	0.00	0.00	0.00	0.00	0	
616009	180,000.00	175,420.79	1,238.20	0.00	0.00	0.00	0.00	0.00	0	
616011	35,000.00	30,954.31	362.73	0.00	0.00	0.00	0.00	0.00	0	
616012	200,000.00	194,912.09	1,375.77	0.00	0.00	0.00	0.00	0.00	0	
617001	70,000.00	67,906.58	424.19	0.00	0.00	0.00	0.00	0.00	0	
617002	85,000.00	81,653.18	672.17	0.00	0.00	0.00	0.00	0.00	0	
617005	200,000.00	196,967.67	8,306.30	0.00	0.00	0.00	0.00	0.00	0	
617006	63,200.00	63,200.00	434.74	0.00	0.00	0.00	0.00	0.00	0	
617007	70,000.00	66,040.49	725.47	0.00	0.00	0.00	0.00	0.00	0	
618001	16,000.00	13,507.09	472.38	0.00	0.00	0.00	0.00	0.00	0	
618002	141,328.74	141,328.74	1,250.00	0.00	0.00	0.00	0.00	0.00	0	
618003	40,000.00	39,367.90	316.32	0.00	0.00	0.00	0.00	0.00	0	
618004	35,000.00	35,000.00	362.73	0.00	0.00	0.00	0.00	0.00	0	
618005	40,000.00	40,000.00	184.35	0.00	0.00	0.00	0.00	0.00	0	
876814	2,627.60	174.80	21.90	0.00	0.00	0.00	0.00	0.00	0	
61700201	90,000.00	85,627.55	610.76	0.00	0.00	0.00	0.00	0.00	0	
Totals	9,353,195.47	7,077,595.22	73,646.44	1,519.44	1,104.89	948.64	7,678.55	11,251.52		

Percent D 0.12%
Number o 239

NED Inc. Board Agenda

Object: Recommendation to approve down payment assistance applicant #101430

Contact Person: Judy Joy

For: Action

Background: Property Location: Columbus - Purchase Price: \$131,500 - Appraised Value \$134,500
 Primary Lender – Charter West Bank
 Primary Mortgage Loan Term - 30 year USDA NIFA– 4.00% Interest Rate

NED Inc. Down Payment Assistance \$26,300

NED Inc. Loan Term – 0% Deferred Interest Loan – Loan Due Upon Transfer of Title

Ratios: Housing Debt to Income – 17%

Total Debt to Income – 18%

Credit Score: 720/636

Explanation: Recommendation for approval is based on the following information

Purchase Price	\$131,500.00
Primary Lender and NED Inc. Closing Costs	\$6,763.52
Subtotal	\$138,263.52
Maximum Bank Loan	\$110,963.00
NED, Inc. Down Payment Assistance	\$26,300.00
Buyer Cash Requirement at Closing	\$1,000.52
Estimated Loan to Value Ratio	84%
Monthly Gross Income	\$5,122.96
Monthly Housing Expense (Includes Principal, Interest, Taxes & Insurance)	\$853.61
Housing Debt to Income Ratio (Ratio Criteria Per Guidelines: Maximum 28%)	17%
Other Monthly Debts	
Automobile Payment	\$0.00
Credit Cards	\$0.00
Other Debt	\$0.00
Student Loans	\$49.00
Total Housing Expense Plus Other Debt	\$902.61
Total Debt to Income Ratio (Ratio Criteria Per Guidelines: Maximum 40%)	18%

Notes: Staff has reviewed the application and is recommending approval for down payment assistance in the amount of \$26,300 for applicant #101430.

Motion: Move to approve applicant #101430 for down payment assistance in the amount of \$26,300.

Brad Albers _____ Tina Biteghe Bi Ndong _____ Jerry Engdahl _____
 Loren Kucera _____ John Lohr _____ Megan Weaver _____

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

Action Items VII. A

NED, Inc. Board Agenda

Object: Pierce/Hadar/Hoskins Owner-Occupied Rehab Loan # 6876715

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: This is an owner-occupied rehabilitation housing client that was part of the Pierce/Hoskins/Hadar grant. The loan client owed more on the house than what it was worth and owes several years of property taxes. The client closed all accounts with the local bank in 2016 and lives with an adult child in Omaha. The house is in Hoskins. It was on the market for over a year. The house sold for \$96,000. The loan with the local bank was for \$134,000.

The client owes \$6,183.14 on the housing rehabilitation loan. Payments have not been consistent and the client has struggled meeting any payment schedule.

Explanation: Staff would not recommend pursuing the issue further and is recommending writing-off the loan at a balance of \$6,183.14.

- The beginning balance was \$12,069 with a 5% interest rate. Payments have been extremely erratic for the entire life of the loan and no payment has been made since September 2016. At the end of 2016 and beginning of 2017, there were several months of returned payments and then she closed her account with the local bank. That ended our ability to attempt to automatically withdraw from an account.
- The client has worked as a house painter since before 2003. However, since 2013 the client has filed for disability twice but was denied. The client was using a lawyer to fight the denial. The client has been on unemployment.
- The initial principal amount on the loan was \$12,069. Total payments made include \$5,698.54 in interest, \$5,885.86 in principal and \$35.00 in fees. This totals \$11,619.40. The payments by the client almost restore the reuse fund.
- The guidelines in place when this client was approved would allow for pursuing the outstanding amount through a judgements process. The guidelines in place now do not allow for a judgment to be filed. This was approved in the 2017. Pursuing a loan through the judgment process after the sale of the home at a loss is highly discouraged by the Nebraska Department of Economic Development.

Motion: To write-off Pierce/Hadar/Hoskins Loan #6876715

Brad Albers _____ Tina Biteghe Bi Ndong _____ Jerry Engdahl _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

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

Action Item VII. B

NED, Inc. Board Agenda

Object: To appoint a Budget Committee

Contact Person: Thomas L. Higginbotham/Tina M. Engelbart

For: Action

Background: On an annual basis a budget committee is appointed to review and recommend to the full board of directors the next fiscal year's budget as prepared by staff.

Explanation: The 2017-2018 budget committee members were Nancy Braden, Nadine Hagedorn and John F. Lohr.

Motion: To appoint a budget committee for the 2018-2019 budget.

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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

Action Items VII. C

NED, Inc. Board Agenda

Object: To appoint a Nominating Committee

Contact Person: Thomas L. Higginbotham/Tina M. Engelbart

For: Action

Background: On an annual basis a nominating committee is appointed to review and recommend to the full board of directors new board members and new officers.

Explanation: Last fiscal year the nominating committee consisted of Brad Albers and Megan Weaver representing the Northeast Economic Development, Inc. (NED, Inc.) board of directors and Mayor Shannon Stuchlik and Jim McCarville representing the Northeast Nebraska Economic Development District (NENEDD) board of directors.

Motion: To appoint a nominating committee.

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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

NED, Inc. Board Agenda

Object: To hold a public hearing related to Nebraska Affordable Housing Trust Fund Project 12-TFHP-5017 to provide updates to the public on the project.

Contact Person: Tina M. Engelbart, Deputy Director

For: Action

Background: NED, Inc. was awarded \$365,800 of Nebraska Affordable Housing Trust Funds in 2012 to be utilized for housing activities to serve low-to-moderate income individuals/families in the region. A requirement of receiving the funds is that at least two public hearings will be held; one at the time of application and a second during the project prior to closeout.

Explanation:

Northeast Economic Development, Inc., (NED, Inc.) a Nebraska non-profit corporation, will hold a public hearing to related to Nebraska Affordable Housing Trust Fund Project 12-TFHP-5017. This grant was made possible from the Nebraska Department of Economic Development and was available to eligible applicants for the purposes of further local affordable housing activities.

NED, Inc. was awarded \$365,800 of Nebraska Affordable Housing Trust funds to be used in the Northeast Investment Zone for the construction of 4 single family housing units with funds of \$300,000 being utilized for the new construction homebuyer activity; \$36,600 for housing management; and \$29,200 for general administration of the grant. NED, Inc. provided matching funds in the amount of \$110,000. During the grant one home was constructed expending \$98,999 of funds utilizing \$83,618 of Trust Funds and \$15,381 of matching funds. Due to the inability to find eligible applicants for the program a budget amendment was approved by the Nebraska Department of Economic Development to re-allocate \$215,531 of grant funds and \$84,469 of matching funds from new construction homebuyer activity to direct homebuyer assistance activity. A total of two low-to-moderate income (LMI) households have received funding in the amount of \$27,000 utilizing \$19,440 of Trust funds and \$7,560 of matching funds for direct homebuyer assistance. An additional budget amendment was requested to reallocate \$196,942 of down payment assistance funds for conversion of two upper story single family rental units. The property owner of these units provided a 1:1 match. The units are complete and have passed final lead inspection/clearance with one unit being occupied to an LMI individual.

This grant benefited four LMI individuals/families and no persons were displaced because of the housing activities.

Motion:

- 1) To open the public hearing related to NED, Inc. housing project 12-TFHP-5017
- 2) To close the public hearing related to NED, Inc. housing project 12-TFHP-5017

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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

**NOTICE OF PUBLIC HEARING FOR NORTHEAST ECONOMIC DEVELOPMENT, INC
NEBRASKA AFFORDABLE HOUSING TRUST FUND PROJECT 12-TFHP-5017**

NOTICE IS HEREBY GIVEN THAT ON March 28, 2018 at the following locations:
City of Columbus Offices – Mayor’s Office, 2424 14th St, Columbus, NE 68601
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701
West Point Chamber of Commerce – 200 Anna Stalp Ave., West Point, NE 68788
Wayne Chamber of Commerce – 306 Pearl St., Wayne, NE 68787

Northeast Economic Development, Inc., (NED, Inc.) a Nebraska non-profit corporation, will hold a public hearing to related to Nebraska Affordable Housing Trust Fund Project 12-TFHP-5017. This grant was made possible from the Nebraska Department of Economic Development and was available to eligible applicants for the purposes of further local affordable housing activities.

NED, Inc. was awarded \$365,800 of Nebraska Affordable Housing Trust funds to be used in the Northeast Investment Zone for the construction of 4 single family housing units with funds of \$300,000 being utilized for the new construction homebuyer activity; \$36,600 for housing management; and \$29,200 for general administration of the grant. NED, Inc. provided matching funds in the amount of \$110,000. During the grant one home was constructed expending \$98,999 of funds utilizing \$83,618 of Trust Funds and \$15,381 of matching funds. Due to the inability to find eligible applicants for the program a budget amendment was approved by the Nebraska Department of Economic Development to re-allocate \$215,531 of grant funds and \$84,469 of matching funds from new construction homebuyer activity to direct homebuyer assistance activity. A total of two low-to-moderate income (LMI) households have received funding in the amount of \$27,000 utilizing \$19,440 of Trust funds and \$7,560 of matching funds for direct homebuyer assistance. An additional budget amendment was requested to reallocate \$196,942 of down payment assistance funds for conversion of two upper story single family rental units. The property owner of these units provided a 1:1 match. The units are complete and have passed final lead inspection/clearance with one unit being occupied to an LMI individual.

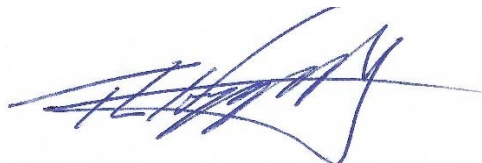
This grant benefited four LMI individuals/families and no persons were displaced as a result of the housing activities.

The grant application is available for public inspection at the NED, Inc. office – 111 South 1st Street, Norfolk, NE 68701. All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard regarding the grant application. Written testimony will also be accepted at the public hearing scheduled for 7:00 p.m., March 28, 2018 at the locations listed. Written comments can be addressed to Danielle Lammers, at 111 South 1st Street, Norfolk, NE 68701 and will be accepted if received on or before 5:00 p.m., March 28, 2018.

Individuals requiring physical or sensory accommodations including interpreter service, Braille, large print, or recorded materials, please contact Danielle Lammers at 111 South 1st Street, Norfolk, NE 68701, (402) 379-1150 no later than March 26, 2018.

I hereby certify that this notice was posted on the 14th day of March 2018 at the NED, Inc. offices, 111 South 1st Street, Norfolk, NE; and that this notice was e-mailed to over 570 entities including units of local government, businesses, and state and local development organizations.

NORTHEAST ECONOMIC DEVELOPMENT, INC.



Thomas L. Higginbotham Jr., Executive Director

NED, Inc. Board Agenda

Object: Approve rescheduling agreement for loan # 614004

Contact Person: Jeff Christensen

For: Action

Project Overview:

This business involved a \$40,000 NED, Inc. loan to start a family restaurant, offering quality food, drink, and party rooms in September 2013. They operated from a leased building located at 7026 West Highway 30, three miles west of Fremont on Highway 30. This was a start up with no bank financing involved. It was a 10 year term at 4.50% interest. In August 2014 the owners informed us that they were closing because they couldn't make things work to keep the business in operation. Several things lead to this decision including increasing expenses, a fire at the business involving mostly equipment included as part of the lease, and personal problems. Insurance money was turned over to the husband to replace/repair, but repairs were not done. Remaining equipment was sold with NED, Inc. recovering only \$1,500.

In October 2014, three monthly payments were deferred with regular payments starting again in January 2015. Both husband & wife found employment in the Fremont area and have been able to make payments through February 2018. The March 1st payment was returned for non-sufficient funds. Their current loan balance is \$25,431.91. Regular payments are \$414.55/mo.

NED, Inc. Loan #614004 is secured by an Authorization and Loan Agreement, Promissory Note, and Security Agreement dated September 6, 2013. This includes a UCC filing with the Nebraska Secretary of State that covers a primary security interest in a 1990 Chief Bellavista 28' x 70' manufactured home with an attached 2-car garage located at a private lake in, Dodge County, Nebraska. The assessed value of this property is \$54,170.

Request:

The owners are experiencing a financial hardship due to the husband's recent incarceration. According to the spouse he may be in jail for about a year. The wife will now be the sole income provider for her & their three children. The husband wrecked her car, which she had insurance, but will purchase another vehicle. The husband was self employed in Fremont and had not worked on his income tax yet, so she will be struggling with that as well.

So she is requesting another three month deferral for March, April & May, 2018, with payment to resume June 1st, at a reduced monthly payment of \$325.00. The Northeast Loan Committee has recommended approving her request. In addition they recommend reducing the interest to 0.00% and eliminating all future annual service fees allowing a faster payback of the principal.

Motion: To approve a rescheduling agreement for loan #614004 as outlined above and recommended by NENEDD staff and the Northeast Loan Committee.

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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

Action Items VII. F

NED, Inc. Board Agenda

Object: Approve a \$50,000 loan to Bottom Line Holdings, LLC, Kelsey & Lance Morrow Members, Norfolk

Contact Persons: Jeff Christensen

For: Action

Loan Applicant: – Bottom Line Holdings, LLC, Kelsey & Lance Morrow Members, Norfolk

I. Project Overview and Description:

Bottom Line Bookkeeping and Payroll is a small successful, two-person bookkeeping and payroll preparation service owned and run by Kelsey Morrow in Norfolk. It is currently located in her home but plans to expand, purchase a building, and relocate to 811 W. Norfolk Ave. in Norfolk. The firm offers bookkeeping services including accounts payable, accounts receivable, and payroll services for small business clients in the Northeast Nebraska area. Bottom Line Holdings, LLC is the real estate holding company and LKK, LLC does business as Bottom Line Bookkeeping and Payroll.

Bottom Line Bookkeeping and Payroll started in January 2016 as a one employee shop in the basement of Kelsey's home. She started doing bookwork for three local businesses and has grown to over ten clients.

Total project costs are estimated to be \$223,000 which includes the purchase of the building/real estate, renovation, and equipment. BankFirst and the Morrows are requesting that NED, Inc. provide a loan in the amount of \$50,000 towards the project. BankFirst is providing a loan of \$150,000 and the Morrows have injected \$23,000 in cash and for the project. This project will retain 2 employees including Kelsey, with plans to add additional staff in the future.

II. Sources and Uses:

Source	Bank	NED, Inc.	Equity	Total
Building	\$116,000	\$40,000	\$6,500	\$162,500
Renovation	\$34,000	-0-	-0-	\$34,000
Equipment	-0-	\$10,000	-0-	\$10,000
Contingency	-0-	-0-	\$16,500	\$16,500
Total	\$150,000	\$50,000	\$23,000	\$223,000

III. Proposed Loan Package and Related Collateral:

BankFirst in Norfolk is providing a loan of \$150,000. The bank loan will be set up as a regular real estate/commercial loan fully amortized over 20 years at an interest rate of 4.95%. (5 year-variable) In addition to a first deed of trust on the building at 811 W. Norfolk Ave., they required a blanket UCC on business assets and personal guarantees from the members.

NED, Inc. will lend \$50,000 to purchase the building and equipment. The \$50,000 loan will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will have a subordinate Deed of Trust on the real estate and a UCC lien on the business personal property of Bottom Line Holdings, LLC and LKK, LLC d/b/a Bottom Line Bookkeeping and Payroll. NED, Inc. will also file a Deed of Trust on Morrow's personal residence in Norfolk and require life insurance assignment from Kelsey Morrow for the loan for the life of the loan. NED, Inc. will also require a personal guaranty from Kelsey & Lance Morrow and a Company Guaranty from LKK, LLC as add'l collateral for this loan.

The Northeast Revolving Loan Fund (RLF) committee was presented information on credit scores, net worth, collateral, and financial information as part of the loan summary discussion and recommends this loan for approval.

Motion: To approve a NED, INC. loan of \$50,000 to Bottom Line Holdings, LLC in Norfolk, as presented and recommended by NENEDD staff and the Northeast RLF Committee.

Brad Albers _____ Tina Biteghe Bi Ndong _____ Jerry Engdahl _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

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

NED, Inc. Board Agenda

Object: Accept \$22,000 Community Development Block Grant (CDBG) funds from the City of Wayne for a loan to Greta Smith, d/b/a The Flower Cellar in Wayne.

Contact Persons: Jeff Christensen, NENEDD Business Loan Specialist

For: Action

Loan Applicant: – Greta Smith, d/b/a the Flower Cellar – 221 N. Main St. - Wayne

This loan is being approved using Wayne’s CDBG funds that will be sub-granted to NED, Inc. utilizing the NDO process (Non-Profit Development Organization) NED, Inc. will loan the funds to Greta Smith.

I. Project Overview and Description:

Greta Smith is planning to start her own business, the Flower Cellar to be located at 221 N. Main St. in Wayne. The Flower Cellar will continue the tradition of offering unique and high quality fresh flowers, wine, gifts and services that have been provided by Flowers & Wine for the last 13 years. She will be purchasing Flowers & Wine inventory, supplies, equipment and lease the building and change the name to The Flower Cellar. The location already functions as a floral and gift shop equipped with coolers, equipment and storage.

The Flower Cellar will have flowers, wine and gifts displayed in an open but cozy and inviting building with ‘industrial chic’ elements – wood, metal and warm neutral colors. These items will include several local and other Nebraska products. The design space, currently in the back, will be moved to the front area to be easily accessible to customers. Due to the nature of her work with water, dirt and plants, the current carpet & jewelry cases will be removed and replaced with vinyl flooring and display cases that can be easily cleaned and moved. There will also be private comfortable areas designed for funeral and wedding consultation.

Total project costs are estimated to be \$71,000 to purchase equipment, inventory, supplies and a delivery vehicle to start the Flower Cellar. BankFirst and Greta are requesting that the City of Wayne provide a loan in the amount of \$22,000 towards the project. BankFirst will provide a loan of up to \$31,000 and the Wayne Area Economic Development Industries (WAEDI) will provide \$10,000 for the same plus a new awing. Greta will provide equity of \$8,000 in cash for the project. The project will create two jobs.

II. Sources and Uses

Source	Bank	Wayne RLF	WAED	Equity	Total
Inventory/Supplies	-0-	\$15,000	-0-	-0-	\$15,000
New Inventory	\$13,000	\$7,000	-0-	-0-	\$20,000
Flooring	\$8,000	-0-	-0-	-0-	\$8,000
Leasehold Improvements	\$1,900	-0-	\$4,000	\$5,700	\$11,600
Furniture, Fixtures, Equipment	-0-	-0-	-0-	\$400	\$400
Awning	-0-	-0-	\$6,000	-0-	\$6,000
Vehicle	\$8,100	-0-	-0-	\$1,900	\$10,000
Total	\$31,000	\$22,000	\$10,000	\$8,000	\$71,000

III. Proposed Loan Package and Related Collateral:

BankFirst will provide a loan of up to \$22,900 for this project. The bank’s loan of will be amortized over 10 years at an interest rate of 6.00% (variable). The bank will also lend approximately \$8,100 to purchase a used delivery vehicle; rate and term to be determined pending year of vehicle. The bank will secure its loans with a blanket UCC on business assets and title to the vehicle being purchased. The City of Wayne will lend \$22,000 for this project. These funds will be sub-granted to NED, Inc., as a Non-profit Development Organization (NDO), who will in turn lend the \$22,000 to Greta Smith for this project. The \$22,000 NDO loan will also have a 10 year term at 4.50% (fixed). Payments will be made to NED, Inc. This is the process approved by the Nebraska Department of Economic Development (DED) to de-federalize CDBG funds in our local communities.

NED, Inc. will have a subordinate UCC lien on the business personal property and will require a life insurance assignment from Greta for the amount of the loan for the life of the loan.

Other funds include \$10,000 from the Wayne Area Economic Development (WAED) with a 10 year term at 0.00% interest.

The Northeast RLF committee was presented information on credit scores, net worth, collateral, and financial information as part of the loan summary discussion and recommends this loan for approval.

Motion: To accept the sub-granted \$22,000 CDBG funds from the City of Wayne utilizing the Non-Profit Development Organization (NDO) process. The \$22,000 will be loaned to Greta Smith to start the Flower Cellar in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee.

Brad Albers_____ Tina Biteghe Bi Ndong_____ Jerry Engdahl _____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

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