

NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 30, 2019 - 7:15 P.M.

City of Columbus Offices – 1st Floor 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
Northeast Housing Initiative – 110 E. 2nd Street, Allen, NE 68710

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 Guests**
- IV. Secretary’s Report**
 - A.** Consideration of approval of the January 30, 2019, agenda and December 19, 2018, meeting minutes
- V. Treasurer’s Report**
 - A.** Consideration for acceptance of the November & December 2018 treasurer’s report as presented
- VI. Action Items**
 - A.** Consideration for approval to elect Nadine Hagedorn as NENEDD Secretary/Treasurer for the remainder of the current fiscal yearend which is June 30, 2019.
 - B.** Consideration for approval of the general corporate resolution as presented.
 - C.** Consideration for approval of the corporate resolutions with BankFirst, Stanton State Bank, Midwest Bank and Elkhorn Valley Bank.
 - D.** Consideration for approval of a \$130,000 loan to Cahoy General Store, LLC to purchase the grocery store in Spencer as presented and recommended by NENEDD staff and the Northeast RLF Committee.
- VII. Discussion Items**
 - A.** Quarterly Loan Review
- VIII. Chairman/Board Comments**
- IX. Next Meeting Date:** The Northeast Nebraska Economic Development District Board of Directors will meet on Wednesday, February 27, 2019, at 7:15 pm or following the Northeast Economic Development, Inc. meeting. The meeting will be held via conference call at the following locations:

City of Columbus Offices – 1st Floor 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

X. Adjournment

Dick Pfeil_____ Rich Jablonski_____ Glen Ellis_____ Nadine Hagedorn_____
Christian Ohl_____ Judy Mutzenberger_____ Dan Kathol_____ Jim McCarville_____ Loren Kucera_____

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

NENEDD Board Agenda

Object: Approve the January 30, 2019, agenda and the December 19, 2018, meeting minutes

Contact Person: Brittany O'Brien, Administrative Assistant

For: Action

Explanation: The January 30, 2019, agenda has been posted on the website. The December 19, 2018, meeting minutes posted on the website.

Motion: Consideration for approval of the January 30, 2019, meeting agenda and the December 19, 2018, board meeting minutes.

Dick Pfeil_____ Rich Jablonski_____ Glen Ellis_____ Nadine Hagedorn_____
Christian Ohl_____ Judy Mutzenberger_____ Dan Kathol_____ Jim McCarville_____ Loren Kucera_____

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

Secretary's Report IV. A

NENEDD Board Agenda

Object: Acceptance of the November and December 2018 Treasurer's Report

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background:

Northeast Nebraska Economic Development District's (NENEDD) November and December 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 (FY) 2019 Budget for the nonaccrual accounts, July 1, 2018 through June 30, 2019 Actual, Budget Variance so far this fiscal year and Percent of the Fiscal Year 2019 Budget remaining.

Explanation:

Additional Information:

Business Loan Principal Received	28,219.83
Housing Rehabilitation Principal Received	624.12
Business Loan Disbursements	-

Restate Net Income

114,874.03

Year to date Non-Operating Revenue:

N/A

Year to date Non-Operating Expenditures:

Donations (Loan Payments to Northeast Economic Development, Inc.)	1,691.23
Depreciation Expense	2,630.12
Loans Written Off	15,021.04
Loans Forgivable Portion	118.44
Actual Year to date Revenue Over (Under) Expenditures	<u>134,334.86</u>

Motion: Consideration for acceptance of the November and December 2018 treasurer's report as presented.

Dick Pfeil _____ Rich Jablonski _____ Glen Ellis _____ Nadine Hagedorn _____
Christian Ohl _____ Judy Mutzenberger _____ Dan Kathol _____ Jim McCarville _____ Loren Kucera _____

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

Treasurer's Report V. A

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 11/01/2018 Through 11/30/2018

		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	5,833.33	0.00	(5,833.33)	70,000.00	35,000.00	(35,000.00)	(50.00)%
405	Dues-Community	13,333.33	0.00	(13,333.33)	160,000.00	161,248.08	1,248.08	0.78%
406	Dues-Counties	1,173.33	0.00	(1,173.33)	14,080.00	13,350.00	(730.00)	(5.18)%
407	Dues-Associates	1,133.33	0.00	(1,133.33)	13,600.00	12,550.00	(1,050.00)	(7.72)%
410	State Funding NDED	5,833.33	0.00	(5,833.33)	70,000.00	69,569.96	(430.04)	(0.61)%
415	Meeting Income	83.33	0.00	(83.33)	1,000.00	655.00	(345.00)	(34.50)%
418	NED, Inc. Management	14,583.33	19,933.87	5,350.54	175,000.00	89,071.25	(85,928.75)	(49.10)%
420	General Administration Fees	27,095.83	10,815.12	(16,280.71)	325,150.00	57,648.48	(267,501.52)	(82.27)%
425	Lead Based Paint Inspection	1,500.00	1,355.00	(145.00)	18,000.00	9,373.50	(8,626.50)	(47.92)%
430	Housing Administration Fees	3,618.75	3,583.31	(35.44)	43,425.00	29,757.19	(13,667.81)	(31.47)%
433	Construction Management	3,916.25	1,622.57	(2,293.68)	46,995.00	11,780.68	(35,214.32)	(74.93)%
440	Local RLF Contributions	0.00	600.00	600.00	0.00	3,000.00	3,000.00	0.00%
444	Loan Closing Revenue	104.16	274.00	169.84	1,250.00	394.00	(856.00)	(68.48)%
445	NPAIT Investment Income	83.33	148.91	65.58	1,000.00	638.58	(361.42)	(36.14)%
451	Business Loan Interest	13,333.33	10,613.58	(2,719.75)	160,000.00	56,016.85	(103,983.15)	(64.99)%
452	Business Loan Late Fee	50.00	0.00	(50.00)	600.00	0.00	(600.00)	(100.00)%
453	Loan Processing Fee	291.66	0.00	(291.66)	3,500.00	500.00	(3,000.00)	(85.71)%
454	Annual Servicing Fees	833.33	1,227.82	394.49	10,000.00	3,020.73	(6,979.27)	(69.79)%
460	Special Projects	0.00	0.00	0.00	0.00	240.00	240.00	0.00%
481	Housing Rehab Interest	6.66	1.11	(5.55)	80.00	8.92	(71.08)	(88.85)%
490	Interest Income	1,083.33	1,529.26	445.93	13,000.00	7,878.20	(5,121.80)	(39.40)%
491	Miscellaneous Income	0.00	0.00	0.00	0.00	390.30	390.30	0.00%
495	In-Kind Contributions	1,250.00	1,250.00	0.00	15,000.00	6,250.00	(8,750.00)	(58.33)%
	Total Revenues	<u>95,139.94</u>	<u>52,954.55</u>	<u>(42,185.39)</u>	<u>1,141,680.00</u>	<u>568,341.72</u>	<u>(573,338.28)</u>	<u>(50.22)%</u>
Expenditures								
500	Salaries and Wages	50,916.66	48,204.84	2,711.82	611,000.00	239,866.68	371,133.32	60.74%
505	Fringe Benefits	12,333.33	10,648.95	1,684.38	148,000.00	56,949.12	91,050.88	61.52%
520	Rent In-Kind	1,250.00	1,250.00	0.00	15,000.00	6,250.00	8,750.00	58.33%
521	Telephone	750.00	861.94	(111.94)	9,000.00	3,538.84	5,461.16	60.68%
522	Postage	333.33	(0.01)	333.34	4,000.00	1,232.47	2,767.53	69.19%
523	Office Supplies	833.33	900.28	(66.95)	10,000.00	3,969.45	6,030.55	60.31%
524	Training	833.33	1,790.10	(956.77)	10,000.00	8,805.52	1,194.48	11.94%
526	Travel-Staff	2,333.33	5,175.98	(2,842.65)	28,000.00	10,722.52	17,277.48	61.71%
530	Printing/Publishing	183.33	0.00	183.33	2,200.00	2,018.00	182.00	8.27%
531	Copier Expense	400.00	147.54	252.46	4,800.00	1,410.33	3,389.67	70.62%
532	Donations	333.33	0.00	333.33	4,000.00	845.86	3,154.14	78.85%
535	Computer Maintenance/Software	250.00	165.00	85.00	3,000.00	1,529.89	1,470.11	49.00%
536	Computer Equipment	958.33	369.04	589.29	11,500.00	2,466.31	9,033.69	78.55%

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 11/01/2018 Through 11/30/2018

		Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget	Current Year Actual	Total Budget Variance	Percent Total Budget \$ Remaining
538	Software Maintenance	1,016.66	566.88	449.78	12,200.00	3,309.02	8,890.98	72.88%
539	Lead Testing Expense	1,500.00	1,160.00	340.00	18,000.00	7,415.00	10,585.00	58.81%
548	Loan Closing Expense	104.16	282.50	(178.34)	1,250.00	1,021.20	228.80	18.30%
550	Building Maintenance	287.50	669.18	(381.68)	3,450.00	1,824.18	1,625.82	47.13%
551	Utilities	600.00	557.39	42.61	7,200.00	2,340.47	4,859.53	67.49%
553	Dues/Memberships	750.00	430.00	320.00	9,000.00	2,195.67	6,804.33	75.60%
554	Subscriptions/Reference	250.00	250.00	0.00	3,000.00	2,520.00	480.00	16.00%
555	Advertising/Marketing	250.00	0.00	250.00	3,000.00	1,029.17	1,970.83	65.69%
556	Insurance	625.00	500.00	125.00	7,500.00	6,335.64	1,164.36	15.52%
560	Legal Services	166.66	0.00	166.66	2,000.00	959.78	1,040.22	52.01%
561	Audit Fees	633.33	7,280.00	(6,646.67)	7,600.00	7,280.00	320.00	4.21%
562	Other Professional Services	583.33	381.50	201.83	7,000.00	1,527.50	5,472.50	78.18%
563	Annual Staff Retreat Expense	41.66	0.00	41.66	500.00	325.52	174.48	34.90%
565	Depreciation Expense	500.00	445.83	54.17	6,000.00	2,229.15	3,770.85	62.85%
567	Annual Meeting Expense	208.33	0.00	208.33	2,500.00	2,380.17	119.83	4.79%
568	Board Meeting Expense	125.00	0.00	125.00	1,500.00	0.00	1,500.00	100.00%
572	USDA Interest Expense	600.00	0.00	600.00	7,200.00	0.00	7,200.00	100.00%
573	Microenterprise Interest Exp.	283.33	299.74	(16.41)	3,400.00	1,625.36	1,774.64	52.20%
574	RLF Management Contract	416.66	15.00	401.66	5,000.00	375.00	4,625.00	92.50%
577	Local RLF Contribution Expense	0.00	0.00	0.00	0.00	35.51	(35.51)	0.00%
580	Loans Written Off	2,083.33	15,021.04	(12,937.71)	25,000.00	15,021.04	9,978.96	39.92%
581	Loans Forgivable Portion	20.00	19.74	0.26	240.00	98.70	141.30	58.88%
590	Miscellaneous	41.66	10.00	31.66	500.00	15.00	485.00	97.00%
602	Vehicle Maintenance	500.00	0.00	500.00	6,000.00	542.85	5,457.15	90.95%
	Total Expenditures	<u>83,294.91</u>	<u>97,402.46</u>	<u>(14,107.55)</u>	<u>999,540.00</u>	<u>400,010.92</u>	<u>599,529.08</u>	<u>59.98%</u>
	Total Revenues Over (Under) Expenditures	<u>11,845.03</u>	<u>(44,447.91)</u>	<u>(56,292.94)</u>	<u>142,140.00</u>	<u>168,330.80</u>	<u>26,190.80</u>	<u>18.43%</u>

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall - Unposted Transactions Included In Report
As of 11/30/2018

	Current Period Balance
Assets	
General Cash	
Cash in Bank - Checking	92,408.02
Unrestricted CD-Stanton State Bank #2995	21,808.60
Unrestricted CD-BankFirst #34875	52,313.38
Unrestricted CD-Midwest #882523	26,908.56
Unrestricted CD-Midwest #881867	1,627.87
Unrestricted-BankFirst #1648078	381,659.02
Unrestricted-BankFirst #1648166	79,477.93
Business RLF Cash	
Security Reserve Account CD-EVB #20832	27,132.17
EDA RLF-BankFirst #1648089	911,383.69
NE CDBG Regional RLF-BankFirst 1648111	239,362.06
IRP RLF-BankFirst #1648122	169,146.91
HUD Business RLF-BankFirst #1648133	97,202.11
IRP #1 Loan Loss Reserve-BankFirst #1648144	48,350.29
IRP #2 Loan Loss Reserve-BankFirst #1648177	27,770.17
Housing Cash	
Housing Construction-BankFirst #1648188	1,536.89
Accounts Receivable	
Accounts Receivable	115,721.91
Business RLF Loans Receivables	
EDA RLF Loans Receivable	1,050,968.52
CDBG Regional RLF Loans Receivable	49,664.08
IRP RLF Loans Receivable	1,244,152.39
HUD RLF Loans Receivable	143,054.68
Housing Notes Receivable	
Regional Rehab Notes Receivable	619.70
HUD Rehab Notes Receivable	264.34
Prepaid Expenses	
Prepaid Expense	6,178.68
Allowances for Uncollectible Accounts	
Allowance for Uncollectible A/R	(24,000.00)
Allowance for Uncollectible Notes	(418,611.85)
Fixed Assets	
Furniture and Equipment	191,141.37
Accumulated Depreciation	(179,851.57)
Total Assets	4,357,389.92
Liabilities	
Accounts Payable	
Accounts Payable	11,207.93
Other Payables	
Other Payables	302.59
Paryoll Payables	
ADD & Life Payable	70.00
Accrued FICA Payable	3,417.60
Federal Tax Withheld	1,732.54
State Tax Withheld	840.57
457 Withheld	719.10
Health Insurance Payable	132.21
Cafeteria Premium Payable	173.45
Unreimbursed Medical Payable	(530.62)

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall - Unposted Transactions Included In Report
As of 11/30/2018

	Current Period Balance
Dependent Care Payable	445.08
Child Support Payable	1,500.00
Annual Leave Payable	16,541.68
HSA Contributions	1,008.00
Accrued Salaries	15,915.72
NEF Loan Payable	
NEF Loan Payable	114,661.04
IRP Loan Payable	
IRP #1 Loan Payable	385,692.71
IRP #2 Loan Payable	<u>330,244.56</u>
Total Liabilities	<u>884,074.16</u>
Net Assets	
Other	<u>3,473,315.76</u>
Total Net Assets	<u>3,473,315.76</u>
Total Net Assets and Liabilities	<u><u>4,357,389.92</u></u>

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 12/01/2018 Through 12/31/2018

		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	5,833.33	0.00	(5,833.33)	70,000.00	35,000.00	(35,000.00)	(50.00)%
405	Dues-Community	13,333.33	0.00	(13,333.33)	160,000.00	161,248.08	1,248.08	0.78%
406	Dues-Counties	1,173.33	0.00	(1,173.33)	14,080.00	13,350.00	(730.00)	(5.18)%
407	Dues-Associates	1,133.33	0.00	(1,133.33)	13,600.00	12,550.00	(1,050.00)	(7.72)%
410	State Funding NDED	5,833.33	0.00	(5,833.33)	70,000.00	69,569.96	(430.04)	(0.61)%
415	Meeting Income	83.33	0.00	(83.33)	1,000.00	655.00	(345.00)	(34.50)%
418	NED, Inc. Management	14,583.33	13,528.33	(1,055.00)	175,000.00	102,599.58	(72,400.42)	(41.37)%
420	General Administration Fees	27,095.83	11,105.98	(15,989.85)	325,150.00	68,754.46	(256,395.54)	(78.85)%
425	Lead Based Paint Inspection	1,500.00	(1,310.00)	(2,810.00)	18,000.00	8,063.50	(9,936.50)	(55.20)%
430	Housing Administration Fees	3,618.75	3,387.31	(231.44)	43,425.00	33,144.50	(10,280.50)	(23.67)%
433	Construction Management	3,916.25	195.00	(3,721.25)	46,995.00	11,975.68	(35,019.32)	(74.52)%
440	Local RLF Contributions	0.00	600.00	600.00	0.00	3,600.00	3,600.00	0.00%
444	Loan Closing Revenue	104.16	24.00	(80.16)	1,250.00	418.00	(832.00)	(66.56)%
445	NPAIT Investment Income	83.33	145.07	61.74	1,000.00	783.65	(216.35)	(21.64)%
451	Business Loan Interest	13,333.33	12,041.04	(1,292.29)	160,000.00	68,057.89	(91,942.11)	(57.46)%
452	Business Loan Late Fee	50.00	35.00	(15.00)	600.00	35.00	(565.00)	(94.17)%
453	Loan Processing Fee	291.66	1,400.00	1,108.34	3,500.00	1,900.00	(1,600.00)	(45.71)%
454	Annual Servicing Fees	833.33	183.80	(649.53)	10,000.00	3,204.53	(6,795.47)	(67.95)%
460	Special Projects	0.00	0.00	0.00	0.00	240.00	240.00	0.00%
481	Housing Rehab Interest	6.66	0.45	(6.21)	80.00	9.37	(70.63)	(88.29)%
490	Interest Income	1,083.33	1,586.95	503.62	13,000.00	9,465.15	(3,534.85)	(27.19)%
491	Miscellaneous Income	0.00	0.00	0.00	0.00	390.30	390.30	0.00%
495	In-Kind Contributions	1,250.00	1,250.00	0.00	15,000.00	7,500.00	(7,500.00)	(50.00)%
	Total Revenues	<u>95,139.94</u>	<u>44,172.93</u>	<u>(50,967.01)</u>	<u>1,141,680.00</u>	<u>612,514.65</u>	<u>(529,165.35)</u>	<u>(46.35)%</u>
Expenditures								
500	Salaries and Wages	50,916.66	68,454.79	(17,538.13)	611,000.00	308,321.47	302,678.53	49.54%
505	Fringe Benefits	12,333.33	13,913.20	(1,579.87)	148,000.00	70,862.32	77,137.68	52.12%
520	Rent In-Kind	1,250.00	1,250.00	0.00	15,000.00	7,500.00	7,500.00	50.00%
521	Telephone	750.00	1,290.10	(540.10)	9,000.00	4,828.94	4,171.06	46.35%
522	Postage	333.33	144.85	188.48	4,000.00	1,377.32	2,622.68	65.57%
523	Office Supplies	833.33	1,868.72	(1,035.39)	10,000.00	5,838.17	4,161.83	41.62%
524	Training	833.33	0.00	833.33	10,000.00	8,805.52	1,194.48	11.94%
526	Travel-Staff	2,333.33	276.11	2,057.22	28,000.00	10,998.63	17,001.37	60.72%
530	Printing/Publishing	183.33	0.00	183.33	2,200.00	2,018.00	182.00	8.27%
531	Copier Expense	400.00	298.29	101.71	4,800.00	1,708.62	3,091.38	64.40%
532	Donations	333.33	845.37	(512.04)	4,000.00	1,691.23	2,308.77	57.72%
535	Computer Maintenance/Software	250.00	412.50	(162.50)	3,000.00	1,942.39	1,057.61	35.25%
536	Computer Equipment	958.33	303.63	654.70	11,500.00	2,769.94	8,730.06	75.91%

Northeast Nebraska Economic Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 12/01/2018 Through 12/31/2018

		Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget	Current Year Actual	Total Budget Variance	Percent Total Budget \$ Remaining
538	Software Maintenance	1,016.66	906.83	109.83	12,200.00	4,215.85	7,984.15	65.44%
539	Lead Testing Expense	1,500.00	1,180.00	320.00	18,000.00	8,595.00	9,405.00	52.25%
548	Loan Closing Expense	104.16	111.00	(6.84)	1,250.00	1,132.20	117.80	9.42%
550	Building Maintenance	287.50	288.75	(1.25)	3,450.00	2,112.93	1,337.07	38.76%
551	Utilities	600.00	557.39	42.61	7,200.00	2,897.86	4,302.14	59.75%
553	Dues/Memberships	750.00	1,813.00	(1,063.00)	9,000.00	4,008.67	4,991.33	55.46%
554	Subscriptions/Reference	250.00	250.00	0.00	3,000.00	2,770.00	230.00	7.67%
555	Advertising/Marketing	250.00	0.00	250.00	3,000.00	1,029.17	1,970.83	65.69%
556	Insurance	625.00	0.00	625.00	7,500.00	6,335.64	1,164.36	15.52%
560	Legal Services	166.66	768.00	(601.34)	2,000.00	1,727.78	272.22	13.61%
561	Audit Fees	633.33	0.00	633.33	7,600.00	7,280.00	320.00	4.21%
562	Other Professional Services	583.33	369.00	214.33	7,000.00	1,896.50	5,103.50	72.91%
563	Annual Staff Retreat Expense	41.66	0.00	41.66	500.00	325.52	174.48	34.90%
565	Depreciation Expense	500.00	400.97	99.03	6,000.00	2,630.12	3,369.88	56.16%
567	Annual Meeting Expense	208.33	0.00	208.33	2,500.00	2,380.17	119.83	4.79%
568	Board Meeting Expense	125.00	0.00	125.00	1,500.00	0.00	1,500.00	100.00%
572	USDA Interest Expense	600.00	0.00	600.00	7,200.00	0.00	7,200.00	100.00%
573	Microenterprise Interest Exp.	283.33	287.02	(3.69)	3,400.00	1,912.38	1,487.62	43.75%
574	RLF Management Contract	416.66	0.00	416.66	5,000.00	375.00	4,625.00	92.50%
577	Local RLF Contribution Expense	0.00	0.00	0.00	0.00	35.51	(35.51)	0.00%
580	Loans Written Off	2,083.33	0.00	2,083.33	25,000.00	15,021.04	9,978.96	39.92%
581	Loans Forgivable Portion	20.00	19.74	0.26	240.00	118.44	121.56	50.65%
590	Miscellaneous	41.66	0.00	41.66	500.00	15.00	485.00	97.00%
602	Vehicle Maintenance	500.00	1,620.44	(1,120.44)	6,000.00	2,163.29	3,836.71	63.95%
	Total Expenditures	<u>83,294.91</u>	<u>97,629.70</u>	<u>(14,334.79)</u>	<u>999,540.00</u>	<u>497,640.62</u>	<u>501,899.38</u>	<u>50.21%</u>
	Total Revenues Over (Under) Expenditures	<u>11,845.03</u>	<u>(53,456.77)</u>	<u>(65,301.80)</u>	<u>142,140.00</u>	<u>114,874.03</u>	<u>(27,265.97)</u>	<u>(19.18)%</u>

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall - Unposted Transactions Included In Report
As of 12/31/2018

	Current Period Balance
Assets	
General Cash	
Cash in Bank - Checking	22,650.62
Unrestricted CD-Stanton State Bank #2995	21,808.60
Unrestricted CD-BankFirst #34875	52,313.38
Unrestricted CD-Midwest #882523	26,908.56
Unrestricted CD-Midwest #881867	1,627.87
Unrestricted-BankFirst #1648078	381,963.72
Unrestricted-BankFirst #1648166	79,541.38
Business RLF Cash	
Security Reserve Account CD-EVB #20832	27,132.17
EDA RLF-BankFirst #1648089	924,771.23
NE CDBG Regional RLF-BankFirst 1648111	240,944.59
IRP RLF-BankFirst #1648122	177,146.32
HUD Business RLF-BankFirst #1648133	98,515.43
IRP #1 Loan Loss Reserve-BankFirst #1648144	48,385.61
IRP #2 Loan Loss Reserve-BankFirst #1648177	27,790.45
Housing Cash	
Housing Construction-BankFirst #1648188	1,537.11
Accounts Receivable	
Accounts Receivable	112,819.67
Business RLF Loans Receivables	
EDA RLF Loans Receivable	1,045,111.19
CDBG Regional RLF Loans Receivable	49,094.02
IRP RLF Loans Receivable	1,236,896.66
HUD RLF Loans Receivable	142,466.60
Housing Notes Receivable	
Regional Rehab Notes Receivable	438.10
HUD Rehab Notes Receivable	114.25
Prepaid Expenses	
Prepaid Expense	8,361.80
Allowances for Uncollectible Accounts	
Allowance for Uncollectible A/R	(24,000.00)
Allowance for Uncollectible Notes	(418,611.85)
Fixed Assets	
Furniture and Equipment	205,739.37
Accumulated Depreciation	(180,252.54)
Total Assets	4,311,214.31
Liabilities	
Accounts Payable	
Accounts Payable	8,790.62
Other Payables	
Other Payables	302.59
Lease Payable	14,111.40
Paryoll Payables	
ADD & Life Payable	70.00
Accrued FICA Payable	3,464.32
Federal Tax Withheld	1,743.18
State Tax Withheld	848.57
457 Withheld	719.10
Health Insurance Payable	132.21
Cafeteria Premium Payable	173.48

Northeast Nebraska Economic Development District
Statement of Financial Position - Overall - Unposted Transactions Included In Report
As of 12/31/2018

	Current Period Balance
Unreimbursed Medical Payable	(380.62)
Dependent Care Payable	737.08
Child Support Payable	1,500.00
Annual Leave Payable	16,668.09
HSA Contributions	702.50
Accrued Unemployment	127.62
Accrued Salaries	16,150.46
NEF Loan Payable	
NEF Loan Payable	109,557.45
IRP Loan Payable	
IRP #1 Loan Payable	385,692.71
IRP #2 Loan Payable	330,244.56
Total Liabilities	891,355.32
Net Assets	
Other	3,419,858.99
Total Net Assets	3,419,858.99
Total Net Assets and Liabilities	4,311,214.31

NENEDD Board Agenda

Object: Nomination and Election of Secretary/Treasurer

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

For: Action

Explanation: Scott Schaller was not re-elected to the Fremont City Council and resigned from the board leaving a vacancy as Secretary/Treasurer. Nadine was nominated to finish out the current fiscal year (June 30, 2019) as Secretary/Treasurer.

SECRETARY/TREASURER: (Elect 1)

Nadine Hagedorn, BankFirst

Motion: Consideration for approval to elect Nadine Hagedorn as NENEDD Secretary/Treasurer for the remainder of the current fiscal yearend which is June 30, 2019.

Dick Pfeil _____ Rich Jablonski _____ Glen Ellis _____ Nadine Hagedorn _____
Christian Ohl _____ Judy Mutzenberger _____ Dan Kathol _____ Jim McCarville _____ Loren Kucera _____

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

NENEDD Board Agenda

Object: General Corporate Resolution

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: This is the general corporate resolution stating who is authorized to sign documents. Most often this document is used when working with the life insurance companies for business loan clients. This resolution was suggested and reviewed by attorney Michael Brogan.

Recommended Motion: Consideration for approval of the general corporate resolution as presented.

Dick Pfeil _____ Rich Jablonski _____ Glen Ellis _____ Nadine Hagedorn _____
Christian Ohl _____ Judy Mutzenberger _____ Dan Kathol _____ Jim McCarville _____ Loren Kucera _____

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

Action Item VI. B

CORPORATE RESOLUTION

WHEREAS, Northeast Nebraska Economic Development District desires to grant signing and authority to certain person(s) described hereunder.

RESOLVED, that the Board of Directors is hereby authorized and approved to grant signing and authority to conduct business to any one of the following person(s):

Dick Pfeil	Chairman
Rich Jablonski	Vice Chairman
Nadine Hagedorn	Secretary/Treasurer
Thomas L. Higginbotham, Jr.	Executive Director
Tina M. Engelbart	Deputy Director

The foregoing signing and authority granted shall include, but shall not be limited to, the execution of Deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation.

The undersigned hereby certifies that they are the duly elected and qualified Secretary and the custodian of the books and records and seal of Northeast Nebraska Economic Development District, a quasi-governmental agency pursuant to the laws of the state of Nebraska and that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the Northeast Nebraska Economic Development District on January 30, 2019, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the Northeast Nebraska Economic Development District this 30th day of January, 2019.

Secretary/Treasurer



NENEDD Board Agenda

Object: Corporate Resolutions for Bank Accounts and Certificates of Deposit

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: With the change in officers effective January 30, 2019, the Board of Directors need to approve who can sign on NENEDD's bank accounts and certificates of deposit.

Explanation: The resolutions will be for the following banks: BankFirst, Stanton State Bank, Midwest Bank and Elkhorn Valley Bank. The signors on the accounts will be the Chairman, Vice Chairman, Secretary/Treasurer, Executive Director and Deputy Director. The Secretary/Treasurer is the only officer changing at this time.

Recommended Motion: Consideration for approval of the corporate resolutions with BankFirst, Stanton State Bank, Midwest Bank and Elkhorn Valley Bank.

Dick Pfeil _____ Rich Jablonski _____ Glen Ellis _____ Nadine Hagedorn _____
Christian Ohl _____ Judy Mutzenberger _____ Dan Kathol _____ Jim McCarville _____ Loren Kucera _____

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

NENEDD Board Agenda

Object: Approve a \$130,000 loan to Cahoy General Store, LLC in Spencer

Contact Person: Jeff Christensen, NENEDD Business Loan Specialist

For: Action

Background: Dan & Trisha Cahoy own Cahoy's General Store, LLC, and are planning the purchase of Drickey's Market in Spencer. Cahoy's currently own three other grocery stores in Bonesteel, Lake Andes, and Tyndall, South Dakota. The Spencer location is very similar in size to their other stores. Cahoy's General Store in Bonesteel started in 1986 by Steve & Kathy Cahoy (Dan's parents). After owning it for 22 years they started to pursue additional opportunities and closed their store. In 2009 Bonesteel's other grocery store, Bonesteel Grocery and Hardware had a fire which resulted in its closing. In 2011 Dan finished college, when he and Trisha moved back home and reopened the store in Bonesteel. Business is doing very well as they have expanded the store three times from the original 2,500 sq. ft. to over 8,000 sq. ft. today.

In 2017 they purchased Jones Food Center in Lake Andes, SD., which had closed in November 2016, leaving the community without a grocery store. They did an extensive remodel of that store and opened in May 2017. In March 2018, they purchased Cash Mart grocery store in Tyndall, SD., which had closed in January 2018, again as the town's only grocery store. Sales in both Lake Andes and Tyndall are meeting or exceeding their estimates.

Cahoy's first met with the Drickeys, Spencer grocery store owners, in November 2017. At that time, their asking price was too high to make things cash flow. However, their price was reduced which will make things work. Cahoy's will start out with their own fresh inventory and their store brand products. As part of the purchase agreement, Drickey's can sell down as much inventory as they want as Cahoy's won't pay them for any remaining inventory.

The building is in very good condition. However, they will need to do some work to the walk-in cooler and freezer. They will be replacing the open meat coolers with more energy efficient glass door coolers. The checkout lanes and shopping carts will also be replaced along with upgrading some of the point-of-sale equipment. Their plans are to have longer hours and will be open on Sundays.

Total project costs are estimated to be \$360,000. Farmers State Bank in Spencer and the Cahoys are requesting that NENEDD provide a loan in the amount of \$130,000 to purchase Drickey's Market in Spencer. Farmers State Bank is prepared to lend \$190,000. The Cahoys will inject \$40,000 cash for this project. The project will retain 7 employees and possibly create 2 new jobs. (approximately 4 FTE total)

Explanation:

Source	Bank	NENEDD	Equity	Total
Business Purchase Real estate/FFE	\$95,000	\$130,000	-0-	\$225,000
Equipment updating	\$45,000	-0-	-0-	\$45,000
Inventory	\$50,000	-0-	\$40,000	\$90,000
TOTAL	\$190,000	\$130,000	\$40,000	\$360,000

Farmers State Bank is considering a loan of \$190,000 for this project. The bank's loan will be set up in two loans, one as a real estate/commercial loan on the bldg and attached fixtures and the other as a commercial loan on the equipment and inventory. Both loans will be amortized over 15 years at an interest rate of 6.00% (variable). In addition to the first deed of trust on the building and fixtures at 105 N. Thayer St in Spencer, NE., the bank will also have a security agreement and first lien UCC filing. The bank will also obtain subordinations with each of the other lenders associated with the other Cahoy's General Stores in Bonesteel, Lake Andes and Tyndall, SD to subordinate their interest in Cahoy's General Store in Spencer, NE. Dan & Trisha will also provide a personal guaranty.

NENEDD will lend \$130,000 for the purchase of the business and FFE. The \$130,000 loan will have a term of 15 years at an interest rate of 5.00% (fixed). NENEDD will have a subordinate Deed of Trust on the real estate being purchased and a UCC filing on the business property for the business in Spencer. NENEDD will also obtain subordinations with each of the other lenders associated with the other Cahoy's General Stores in Bonesteel, Lake Andes and Tyndall, SD to subordinate their interest in Cahoy's General Store in Spencer, NE. NENEDD will file a Deed of Trust on the Cahoy's personal residences in Fairfax, SD, and require a life insurance assignment from Mr. Cahoy for the amount of the loan for the life of the loan. The Cahoy's will also provide a personal guaranty as additional collateral for this loan.

Motion: Consideration for approval of a \$130,000 loan to Cahoy General Store, LLC to purchase the grocery store in Spencer as presented and recommended by NENEDD staff and the Northeast RLF Committee.

Dick Pfeil _____ Rich Jablonski _____ Glen Ellis _____ Nadine Hagedorn _____
Christian Ohl _____ Judy Mutzenberger _____ Dan Kathol _____ Jim McCarville _____ Loren Kucera _____

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

NENEDD 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 NENEDD funding sources on the loans that have been closed.

Aging Report NENEDD

Cutoff Date: 1/21/2019

Loan Num	Disbursed	Balance	Payment	1 Payment	2 Paym	3 Payments	Over 3	Total Due	Lt Days	Notes
0313	59,500.00	25,528.14	427.79	0.00	0.00	0.00	0.00	0.00	0	
0421	75,500.00	34,281.11	540.91	0.00	0.00	0.00	0.00	0.00	0	
0607	75,000.00	15,101.10	632.89	0.00	0.00	0.00	0.00	0.00	0	
0700	100,000.00	26,444.02	843.86	0.00	0.00	0.00	0.00	0.00	0	
4011	7,106.72	336.17	19.74	0.00	0.00	0.00	0.00	0.00	0	
4040	5,146.57	51.44	63.05	0.00	0.00	0.00	0.00	0.00	0	
301011	32,000.00	4,544.64	339.41	0.00	0.00	0.00	0.00	0.00	0	
301014	65,000.00	33,559.91	514.02	0.00	0.00	0.00	0.00	0.00	0	
307009	32,500.00	10,135.34	274.25	0.00	0.00	0.00	0.00	0.00	0	
307010	35,000.00	10,830.68	295.35	0.00	0.00	0.00	0.00	0.00	0	
307013	80,000.00	26,164.60	675.09	0.00	0.00	0.00	0.00	0.00	0	
307014	35,000.00	12,542.57	295.35	0.00	0.00	0.00	0.00	0.00	0	
309006	26,400.00	12,262.40	222.78	0.00	0.00	0.00	0.00	0.00	0	
310001	100,000.00	48,507.79	790.79	0.00	0.00	0.00	0.00	0.00	0	
310016	30,000.00	6,880.81	325.58	0.00	0.00	0.00	0.00	0.00	0	
311007	100,000.00	61,953.85	843.86	0.00	0.00	0.00	0.00	0.00	0	
312001	100,000.00	63,341.71	843.86	0.00	0.00	0.00	0.00	0.00	0	
312002	39,600.00	14,027.88	429.76	0.00	0.00	0.00	0.00	0.00	0	
312003	100,000.00	69,332.48	843.86	0.00	0.00	0.00	0.00	0.00	0	
312004	30,000.00	11,627.85	325.58	0.00	0.00	0.00	0.00	0.00	0	
314001	60,000.00	45,599.90	474.48	0.00	0.00	0.00	0.00	0.00	0	
314002	141,000.00	123,108.03	969.92	0.00	0.00	0.00	0.00	0.00	0	
314003	156,000.00	103,819.55	1,442.83	0.00	0.00	0.00	0.00	0.00	0	
314005	140,000.00	121,111.39	963.04	0.00	0.00	0.00	0.00	0.00	0	
314006	200,000.00	171,660.20	1,375.77	0.00	0.00	0.00	0.00	0.00	0	
314007	175,000.00	151,035.10	1,203.80	0.00	0.00	0.00	0.00	0.00	0	
314008	35,000.00	30,514.53	240.76	0.00	0.00	0.00	0.00	0.00	0	
314009	250,000.00	216,317.82	1,719.72	0.00	0.00	0.00	0.00	0.00	0	
314010	35,000.00	30,204.22	240.76	0.00	0.00	0.00	0.00	0.00	0	
315002	15,000.00	10,848.67	155.46	0.00	0.00	0.00	0.00	0.00	0	
315003	70,000.00	63,395.28	481.52	0.00	0.00	0.00	0.00	0.00	0	
316001	40,000.00	36,553.43	275.15	0.00	0.00	0.00	0.00	0.00	0	
316002	100,000.00	92,428.10	687.89	0.00	0.00	0.00	0.00	0.00	0	
316004	29,000.00	25,574.27	229.33	0.00	0.00	0.00	0.00	0.00	0	
316005	36,600.00	31,790.84	289.43	0.00	0.00	0.00	0.00	0.00	0	
316006	120,000.00	94,204.88	1,243.66	0.00	0.00	0.00	0.00	0.00	0	
316007	19,000.00	15,242.76	196.91	0.00	0.00	0.00	0.00	0.00	0	

Aging Report NENEDD

Cutoff Date: 1/21/2019

Loan Num	Disbursed	Balance	Payment	1 Payment	2 Paym	3 Payments	Over 3	Total Due	Lt Days	Notes
317002	32,400.00	29,469.29	256.22	0.00	0.00	0.00	0.00	0.00	0	
317003	150,000.00	148,728.11	1,031.83	0.00	0.00	0.00	0.00	0.00	0	
317004	60,000.00	58,039.77	412.73	0.00	0.00	0.00	0.00	0.00	0	
317005	38,000.00	36,404.86	300.50	0.00	0.00	0.00	0.00	0.00	0	
318001	140,000.00	136,294.53	963.04	0.00	0.00	0.00	0.00	0.00	0	
318002	150,000.00	150,000.00	1,031.83	0.00	0.00	0.00	0.00	0.00	0	
319001	50,000.00	50,000.00	343.94	0.00	0.00	0.00	0.00	0.00	0	
Totals	3,369,753.29	2,459,800.02	26,078.30	0.00	0.00	0.00	0.00	0.00		
Percent Delinquent Dollars		0.00%								
Number of loans		44								