

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 6, 2019 - 7:00 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 St, Allen, NE 68710

MINUTES

I. Call to Order: The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:01 p.m. by NED, Inc. President Tina Biteghe Bi Ndong. Tina Biteghe Bi Ndong informed the public about the location of the Open Meetings Act LB 898 and that it is accessible to the public.

II. Roll Call: NENEDD Fiscal Officer Kristen Rosner, read roll call.

Board Members Present:

Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development Corporation (Wayne)

Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce (West Point)

Shannon Stuchlik, NED, Inc. Board Member, Midwest Bank of Pierce (Norfolk)

Mike Frank, NED, Inc. Board Member, Retired Northeast Community College (Norfolk)

Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)

John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska (Columbus)

Board Members Absent:

Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner

Others Present:

Thomas L. Higginbotham, NENEDD (Norfolk)

Tina M. Engelbart, NENEDD (Norfolk)

Jeff Christensen, NENEDD (Call in)

Kristen Rosner, NENEDD (Norfolk)

Nadine Hagedorn, NENEDD Board Member, BankFirst (West Point)

Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council (Norfolk)

Christian Ohl, NENEDD Board Member, Madison County Commissioner (Norfolk)

Loren Kucera, NENEDD Board Member, Nebraska Business Development Center (NBDC), Wayne (Norfolk)

Jim McCarville, NENEDD Board Member, Northeast Community College (Norfolk)

Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation (Hartington)

Troy Uhlir, Madison County (Norfolk)

Glen Ellis, NENEDD Board Member, City of Fremont (West Point)

III. Introduction of Guests: NED, Inc. President Tina Biteghe Bi Ndong asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

A. Consideration for approval of January 30, 2019 Agenda, with an amendment to reflect today's date of February 6, 2019 Meeting Minutes: NENEDD Fiscal Officer Kristen Rosner Presented. Shannon Stuchlik made a motion to approve the January 30, 2019 agenda, with the amendment to reflect the date of February 6, 2019, and the December 19, 2018 meeting minutes. Mike Frank seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

V. Treasurer's Report

A. Consideration for acceptance of November and December 2018 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. John Lohr made a motion to accept the November and December 2018 Treasurer's Report. Shannon Stuchlik seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

VI. Action Item

A. Consideration for approval of the subordination of NED, Inc.'s Deed of Trusts relating to the AEC, LLC and CED, LLC loan to allow for Tax Increment Financing: NENEDD Deputy Director Tina Engelbart presented. AEC, LLC and CEB, LLC received a loan through NED, Inc.'s 12-TFHP-5017 grant to complete two upper story rental units in the former Delay Bank building in Norfolk. One unit is a low to moderate income rental unit. Each LLC owns half of the building and is responsible for half of the costs. The rehabilitation resulted in a 5-year loan with a principal balance of \$196,942 in total for the two LLCs (\$98,471 each). This is at 0% interest and forgivable over a 5-year period, maturing November 5, 2023. The two LLCs are partnering with the City of Norfolk on a redevelopment agreement which was filed May 1, 2017. The redevelopment agreement states that the redevelopment projects would not be economically feasible without the use of TIF and the redeveloper would not undertake the projects without TIF. The subordination allows the developer and the City of Norfolk to proceed with Tax Increment Financing. Shannon Stuchlik made a motion to approve the subordination of NED, Inc.'s Deed of Trusts relating to the AEC, LLC and CED, LLC loan to allow for Tax Increment Financing. Megan Weaver seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

B. Consideration for approval of closing Midwest Bank CD and deposit funds at Pinnacle Bank: NENEDD Fiscal Officer Kristen Rosner Presented. The staff received notification from Midwest Bank that a 12-month CD for HOME Rehabilitation Funds is up for renewal. Funds need to be more liquid than a CD allows. Mike Frank made a motion to approve closing Midwest Bank CD **3620 and depositing funds into Pinnacle Bank HOME OOR account **2249. John Lohr seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

VIII. Discussion Items

A. Quarterly Loan Review: NENEDD Fiscal Officer Kristen Rosner presented. Loan receivables for all NED, Inc. funding sources on the loans that have been closed were presented.

IX. President/Board Comments: None

X. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, February 27, 2019 at 7:00 p.m. 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

Northeast Housing Initiative – 110 E. 2nd St, Allen, NE 68710

XI. Adjournment: John Lohr made a motion to adjourn the meeting. Shannon Stuchlik seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried. NED, Inc President Tina Biteghe Bi Ndong adjourned the meeting at 7:26 p.m.