

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 31, 2019- 7:00 P.M.**

*The Historic Hartington Hotel – 202 North Broadway, Hartington, NE 68739*

**MINUTES**

**I. Call to Order:** The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:14 p.m. by NED, Inc. President John F. Lohr. John F. Lohr 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:**

John F. Lohr, President, City of Columbus

Mike Frank, Retired Northeast Community College

Shannon Stuchlik, Midwest Bank of Pierce

Jim McCarville, Secretary/Treasurer, Northeast Community College

**Board Members Absent:**

Megan Weaver, Wakefield Progressive, Inc.

Jerry Engdahl, Platte County

Brad Albers, Vice President, Business Owner

**Others Present:**

Thomas L. Higginbotham, Jr., NENEDD

Tina M. Engelbart, NENEDD

Kristen Rosner, NENEDD

Jeff Christensen, NENEDD

Judy Joy, NENEDD

Martin Griffith, NENEDD

Tina Biteghe Bi Ndong, West Point Chamber of Commerce

Dan Kathol, Hartington Community Development Corporation

Glen Ellis, City of Fremont

Gary Jackson, City of Norfolk

Rich Jablonski, City of Columbia

Troy Uhler, Madison County

Greta Kraemer, NENEDD Council of Officials, Dixon County

**III. Introduction of Guests:** NED, Inc. President John F. Lohr asked everyone attending the meeting to introduce themselves to the group.

**IV. Secretary's Report**

**A. Consideration for approval of the July 31, 2019 Agenda and the June 26, 2019 meeting minutes:** NENEDD Executive Director Thomas L. Higginbotham, Jr. presented. Mike Frank made a motion to approve the July 31, 2019 agenda and the June 26, 2019 meeting minutes. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.

**V. Treasurer's Report**

- A. Consideration for acceptance of the June 2019 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner presented the report. Shannon Stuchlik made a motion to accept the June 2019 Treasurer's Report as presented. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.

**VI. Discussion Items**

- A. Quarterly Loan Review:** NENEDD Fiscal Officer Kristen Rosner presented the loan receivables for all NED, Inc. funding sources on loans that have been closed. There are 233 active loans and the percentage of the balance in default is 0.042%.

**VII. Action Items**

- A. Consideration for approval of applicant #101544 for housing rehabilitation funds up to the amount of \$25,000:** NENEDD Housing Loan Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc. Reuse. Shannon Stuchlik made a motion to approve applicant #101544 for housing rehabilitation funds up to the amount of \$25,000. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.
- B. Consideration for approval of applicant #101548 for housing rehabilitation funds up to the amount of \$25,000:** NENEDD Housing Loan Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc. Reuse. Mike Frank made a motion to approve applicant #101548 for housing rehabilitation funds up to the amount of \$25,000. Shannon Stuchlik seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.
- C. Consideration for approval of applicant #101564 for housing rehabilitation funds up to the amount of \$12,000:** NENEDD Housing Loan Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the City of Pierce Housing Rehabilitation Program. Funding will be provided by City of Pierce Reuse. Shannon Stuchlik made a motion to approve applicant #101564 for housing rehabilitation funds up to the amount of \$12,000. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.
- D. Consideration for approval of applicant #101566 for housing rehabilitation funds up to the amount of \$25,000:** NENEDD Housing Loan Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the Village of Verdigre Owner Occupied Housing

Rehabilitation Program. Funding will be provided by Village of Verdigre Reuse. Mike Frank made a motion to approve applicant #101566 for housing rehabilitation funds up to the amount of \$25,000. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.

- E. Consideration to approve the appointment of Aaron Gutz to a three-year term on the Northeast Revolving Loan Fund (RLF) Committee as recommended by NENEDD staff:** NENEDD Business Loan Specialist Jeff Christensen presented. The Northeast RLF Committee has nine members; each with a three-year rotating term. Aaron Gutz is the Branch President for Security Bank in Osmond. Aaron has agreed to serve on the RLF Committee for a three-year term ending June 30, 2022. Shannon Stuchlik made a motion to appoint Aaron Gutz to a three-year term on the Northeast Revolving Loan Fund (RLF) Committee as recommended by NENEDD staff. Mike Frank seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried.

**VIII. President/Board Comments:** None

**IX. Next Meeting Date:** The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, August 28th, 2019 at 7:00 p.m. The meeting will be held at the City of Norfolk Offices, Training Room, 309 N 5<sup>th</sup> St, Norfolk, NE 68701.

**X. Adjournment:** Mike Frank made a motion to adjourn the meeting. Jim McCarville seconded the motion. **AYES:** Mike Frank, John F. Lohr, Jim McCarville, Shannon Stuchlik. **NAYS:** None. **ABSENT:** Brad Albers, Jerry Engdahl and Megan Weaver. Motion carried. NED, Inc. President John F. Lohr adjourned the meeting at 7:40 p.m.