

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 29, 2018 - 7:00 P.M.**

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

MINUTES

I. Call to Order: The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:00 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 Administrative Assistant, Brittany O’Brien, read roll call.

Board Members Present:

Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce
John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska, Columbus
Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner
Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development Corporation
Mayor Shannon Stuchlik, NED, Inc. Board Member, City of Pierce
Mike Frank, NED, Inc. Board Member, Retired Northeast Community College

Board Members Absent:

Jerry Engdahl, NED, Inc. Board Member, Platte County

Others Present:

Rich Jablonski, NENEDD Secretary/Treasurer
Jim McCarville, NENEDD Board Member, Northeast Community College
Nadine Hagedorn, NENEDD Board Member, BankFirst
Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council
Judy Mutzenberger, NENEDD Board Member, Cuming County
Loren Kucera, NENEDD Board Member, Nebraska Business Development Center (NBDC), Wayne
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
Ron Schilling, NENEDD Council of Officials, City of Columbus
Thomas L. Higginbotham Jr., NENEDD
Tina M. Engelbart, NENEDD
Jeff Christensen, NENEDD
Kristen Rosner, NENEDD
Brittany O’Brien, NENEDD
Judy Joy, NENEDD
Martin Griffith, NENEDD

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. Approval of August 29, 2018 Agenda, & July 26, 2018 Meeting Minutes:** Shannon Stuchlik made a motion to approve the August 29, 2018 agenda, and July 26, 2018 meeting minutes. John Lohr seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

V. Treasurer's Report

- A. July 2018 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner presented the report. Brad Albers made a motion to approve the July 2018 Treasurer's Report as presented. Megan Weaver seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

VI. Action Items

- A. Approve applicant #101383 for housing rehabilitation funds up to the amount of \$25,000.00:** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc. Reuse. Brad Albers made a motion to approve applicant #101383 for housing rehabilitation funds up to the amount of \$25,000. John Lohr seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.
- B. Approve applicant #101477 for housing rehabilitation funds up to the amount of \$10,500.00:** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and, after repairs, will meet or exceed all 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 #101477 for housing rehabilitation funds up to the amount of \$10,500. Megan Weaver seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.
- C. Approve applicant #101506 for housing rehabilitation funds up to the amount of \$25,000.00:** NENEDD Housing 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 Walthill 16-HO-15069 grant. Mike Frank made a motion to waive the \$25.00 per square foot limit and of approval of applicant #101506 for housing rehabilitation funds up to the amount of \$25,000.00. John Lohr seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.
- D. Approve down payment assistance applicant #101501:** NENEDD Housing Loan Specialist Judy Joy presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance in the amount of \$29,000 for applicant #101501. Shannon Stuchlik made a motion to approve applicant #101501 for down payment assistance in the amount of \$29,000. Brad Albers seconded the motion.

AYES: Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

- E. Approve collateral change and rescheduling agreement for Loan Client #616003:** NENEDD Business Loan Specialist Jeff Christiansen presented. Loan Client #616003 built a new shop to start a diesel/automotive repair shop and tire sales/service business in Pilger. Unfortunately, the business has closed due to lack of business and negative cash flow. The son (and his wife) is not a member of the LLC but was involved in the management of the business. NED, Inc. provided a \$70,000 loan in December 2015 – 20 yrs – 5.50% - scheduled payments of \$481.52/mo. The last payment we received was April 2018. Current balance is \$66,601.05. Both NED, Inc. and Midwest Bank in Pilger have filed default notices. Midwest Bank’s original loan was \$208,000 and now has a balance of \$192,578.91. Real estate value is approximately \$170,000 and business property is approximately \$15,000. These are not appraisals, but what the bank feels they can realistically sell for. Brad Albers made a motion to approve releasing NED, Inc.’s lien on the business real estate and business property of Loan Client #616003 and reschedule the loan as presented and recommended by NENEDD staff and the Northeast RLF Committee. Mike Frank seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Megan Weaver. **NAYS:** None. **ABSTAIN:** Shannon Stuchlik. **ABSENT:** Jerry Engdahl. Motion carried.

- F. Approve a \$50,000 Community Development Block Grant (CDBG) funds from the City of Wayne for a loan to Jason Sears, d/b/a Jason Sears Flooring in Wayne:** NENEDD Business Loan Specialist Jeff Christiansen presented. Jason Sears wants to purchase the warehouse he has been renting for the past three years, located at 904 Jaxon St. in Wayne. The warehouse is a one-story building built in 2012 that is 4,180 sq. ft. with an additional 960 sq. ft. used by Grace Counseling. Jason will also receive rent from Grace Counseling. He was a contract labor installer for numerous jobs/projects prior to opening his first store in Wayne in 2013 in the Dearborn Mall. This location was outgrown within a year, due to the numerous product lines that Jason carried to meet the needs of his customers. The store then moved to its current location at 210 Main St, in downtown Wayne in February 2015 and has a full-time sales person. They have hired two other part time associates in the Wayne Showroom and currently employ two full time installers. Both have been with them for three years. Shannon Stuchlik made a motion to accept the sub-granted \$50,000 CDBG funds from the City of Wayne utilizing the Non-Profit Development Organization (NDO) process. The \$50,000 will be loaned to Jason Sears to purchase his warehouse in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee. Megan Weaver seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

VIII. President/Board Comments: None

IX. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, September 26, 2018 at 7:00 p.m. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.

X. Adjournment: Mike Frank made a motion to adjourn the meeting. Brad Albers seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John Lohr, Brad Albers, Mike Frank, Shannon

Stuchlik, Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried. NED, Inc. President Tina Biteghe Bi Ndong adjourned the meeting at 7:24 p.m.