

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 29, 2019 - 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 7:01 p.m. by 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, President, West Point Chamber of Commerce
John F. Lohr, Vice President, NeighborWorks, Northeast Nebraska
Jerry Engdahl, Platte County Commissioner
Megan Weaver, Wayne Community Housing Development Corporation
Shannon Stuchlik, Midwest Bank of Pierce

Board Members Absent:

Brad Albers, Secretary/Treasurer, Business Owner
Mike Frank, Retired Northeast Community College

Others Present:

Thomas L. Higginbotham, NENEDD
Jeff Christensen, NENEDD
Kristen Rosner, NENEDD
Martin Griffith, NENEDD
Judy Joy, NENEDD
Brittany O'Brien, NENEDD
Dick Pfeil, Norfolk City Council
Rich Jablonski, Columbus City Council
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne
Judy Mutzenberger, Cuming County Commissioner
Glen Ellis, Fremont City Council
Dan Kathol, Hartington Community Development Corporation
Jim McCarville, Northeast Community College

III. Introduction of Guests: 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 May 29, 2019 Agenda: NENEDD Administrative Assistant Brittany O'Brien presented. John Lohr made a motion to approve the May 29, 2019 agenda. Megan Weaver seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John F. Lohr, Shannon Stuchlik, Megan Weaver, and Jerry Engdahl, **NAYS:** None. **ABSENT:** Brad Albers and Mike Frank. Motion carried.

B. Consideration to ratify actions taken and meeting minutes of the April 24, 2019, Board of Directors meeting. NENEDD Administrative Assistant Brittany O'Brien presented. A quorum was not available at the April 24, 2019, Board of Directors meeting. Megan Weaver made a motion to ratify actions taken and meeting minutes of the April 24, 2019 Board of Directors meeting. Jerry Engdahl seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John F. Lohr, Shannon Stuchlik, Megan Weaver, and Jerry Engdahl, **NAYS:** None. **ABSENT:** Brad Albers and Mike Frank. Motion carried.

V. Treasurer's Report

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

VI. Action Item

A. Consideration for approval of applicant #101060 for housing rehabilitation funds up to the amount of \$25,000.00. NENEDD Housing Specialist Martin Griffith presented. The property is located in Columbus, 1596 square feet and cost of repairs per square foot is \$16.00. The house is structurally sound, in good condition, and, after repairs, will meet or exceed all of the required Minimum Rehabilitation Standards. The property is deemed economically feasible for the NED, Inc. Owner Occupied Housing Rehabilitation Program. Funding will be provided by City of Columbus. housing reuse funds. The loan will be 100% forgivable over 10 years. Shannon Stuchlik made a motion to approval applicant #101060 for housing rehabilitation funds up to the amount of \$25,000. John Lohr seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John F. Lohr, Shannon Stuchlik, Megan Weaver, and Jerry Engdahl, **NAYS:** None. **ABSENT:** Brad Albers and Mike Frank. Motion carried.

B. Consideration to write-off Pierce/Hadar/Hoskins/ Loan #6876723 in the amount of \$15,261.88. NENEDD Fiscal Officer Kristen Rosner presented. This is an owner-occupied rehabilitation housing client that was part of the Pierce/Hoskins/Hadar grant. The loan closed in 2012 in the amount of \$24,870.74 as a payback loan. Loan payments totaling \$5,158.62 were received through January 2016. At that time, there was a request for a hardship review. The hardship review was approved, and the loan terms changed to 0% interest with 1/120th of the balance forgiven each month. The balance was \$21,342.31. Forgivable payments proceeded until the loan client passed away in July 2018 leaving a balance of \$16,184.66. Wells Fargo held the mortgage on the property. A trustee's sale was held April 18, 2019, and the property sold for \$30,000. The proceeds received by the City of Pierce was \$922.78 leaving a balance on the loan of \$15,261.88. NENEDD Staff recommends not pursuing the issue further and recommends writing-off the loan at a balance of \$15,261.88. Megan Weaver made a motion to write-off Pierce/Hadar/Hoskins Loan #6876723 in the amount of \$15,261.88. Shannon Stuchlik seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John F. Lohr, Shannon Stuchlik, Megan Weaver, and Jerry Engdahl, **NAYS:** None. **ABSENT:** Brad Albers and Mike Frank. Motion carried.

VIII. President/Board Comments: None.

IX. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, June 26, 2019, at 7:00 p.m. The meeting will be held at the following location:

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

Adjournment: Shannon Stuchlik made a motion to adjourn the meeting. John F. Lohr seconded the motion. **AYES:** Tina Biteghe Bi Ndong, John F. Lohr, Shannon Stuchlik, Megan Weaver, and Jerry Engdahl, **NAYS:** None. **ABSENT:** Brad Albers and Mike Frank. Motion carried. NED, Inc. President Tina Biteghe Bi Ndong adjourned the meeting at 7:15 p.m.