

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 30, 2017 - 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 Loren Kucera. Loren Kucera 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, Danielle Lammers, read roll call.

Board Members Present:

Loren Kucera, NED, Inc. President, Nebraska Business Development Center (NBDC),
Wayne

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

John F. Lohr, NED, Inc. Secretary/Treasurer, NeighborWorks, Northeast Nebraska,
Columbus

Nancy Braden, NED, Inc. Board Member, City of Wayne

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

Brad Albers, NED, Inc. Board Member, Pierce County Commissioner

Board Members Absent:

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

Others Present:

Thomas L. Higginbotham Jr., NENEDD

Tina M. Engelbart, NENEDD

Kristen Rosner, NENEDD

Jeff Christensen, NENEDD (via telephone)

Judy Joy, NENEDD

Danielle Lammers, NENEDD

Cedric Biteghe Bi Ndong, Guest

III. Introduction of Guests: NED, Inc. President Loren Kucera asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

A. Approval of August 30, 2017 Agenda & July 26, 2017 Meeting Minutes: Brad Albers made a motion to approve the August 30, 2017 agenda and July 26, 2017 meeting minutes. Nancy Braden seconded the motion. **AYES:** Brad Albers, Nancy Braden, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong and Megan Weaver. Motion carried.

V. Treasurer's Report

A. July 2017 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. Nancy Braden made a motion to approve the July 2017 Treasurer's Report as

presented. Brad Albers seconded the motion. **AYES:** Brad Albers, Nancy Braden, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong and Megan Weaver. Motion carried.

VI. Action Items

A. Recommendation to approve down payment assistance applicant #101402:

NENEDD Housing Specialist Judy Joy presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance in the amount of \$30,000 for applicant #101402. John Lohr made a motion to approve applicant #101402 for down payment assistance in the amount of \$30,000. Nancy Braden seconded the motion. **AYES:** Brad Albers, Nancy Braden, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong and Megan Weaver. Motion carried.

B. Recommendation to approve down payment assistance applicant #101408:

NENEDD Housing Specialist Judy Joy presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance in the amount of \$8,700 for applicant #101408. Nancy Braden made a motion to approve applicant #101408 for down payment assistance in the amount of \$8,700. Jerry Engdahl seconded the motion. **AYES:** Brad Albers, Nancy Braden, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong and Megan Weaver. Motion carried.

C. Approve a \$40,000 loan for Eric & Coren Pflum, d/b/a Small Town Blooms by CK, LLC – David City:

NENEDD Business Loan Specialist Jeff Christensen presented. Coren & Eric Pflum will purchase an existing flower shop at 420 E St. in David City. Coren will operate the business. Small Town Blooms will be the only floral shop in Butler County, with the closest floral shop being 15+ miles away. Bank of the Valley will be a lending partner in this project. Nancy Braden made a motion to approve a NED, Inc. loan of \$40,000 to Eric & Coren Pflum to start Small Town Blooms by CK, LLC in David City as presented and recommended by NENEDD staff and the Northeast RLF Committee. John Lohr seconded the motion. **AYES:** Brad Albers, Nancy Braden, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong and Megan Weaver. Motion carried.

NED, Inc. President Loren Kucera acknowledges that Tina Biteghe Bi Ndong and guest has joined the meeting.

D. Approve a subordination request from Kerry & Colleen Belitz (RockRite, Inc) – Columbus:

NENEDD Business Loan Specialist Jeff Christensen presented. Kerry and Colleen Belitz are owners of RockRite, Inc. together with Rick & Traci Chochon. The Belitz's are requesting that we subordinate up to a \$60,000 home equity loan they will use to pay for their child's college expenses. Tina Biteghe Bi Ndong made a motion to approve the Belitz's subordination request as presented and recommended by NENEDD staff and the northeast RLF Committee. Nancy Braden seconded the motion. **AYES:** Brad Albers, Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried.

VIII. President/Board Comments: John Lohr commented that he would like to see some of the meeting be held in different locations within the communities that we serve. NENEDD

Executive Director Thomas Higginbotham replied that he and NENEDD Deputy Director have been discussing this and will be working on getting locations set up for future meetings.

IX. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, September 27, 2017 at 7:00 p.m. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.

VIII. Adjournment: Nancy Braden made a motion to adjourn the meeting. John Lohr seconded the motion. **AYES:** Brad Albers, Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried. Motion carried. NED, Inc. President Loren Kucera adjourned the meeting at 7:21 p.m.