

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 10, 2018 - 7:00 P.M.

City of Columbus Offices – 1st Floor Conference Room, 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
Wayne Chamber of Commerce – 108 W. 3rd St., Wayne, NE 68787

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 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 (Norfolk)

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

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

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

Brad Albers, NED, Inc. Board Member, Pierce County Commissioner (Norfolk)

Board Members Absent:

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

Others Present:

Thomas L. Higginbotham Jr., NENEDD (Norfolk)

Tina M. Engelbart, NENEDD (Norfolk)

Jeff Christensen, NENEDD (Norfolk)

Kristen Rosner, NENEDD (Norfolk)

Danielle Lammers, NENEDD (Norfolk)

Mayor Shannon Stuchlik, NENEDD Chairman, City of Pierce (Norfolk)

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

Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus (Columbus)

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

Scott Schaller, NENEDD Board Member, City of Fremont (West Point)

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

Judy Mutzenberger, NENEDD Board Member, Cuming County (West Point)

Adam Urkoski, Council of Officials, Pinnacle Bank (Columbus)

Ron Schilling, Council of Officials, City of Columbus (Columbus)

Mayor Marlene Johnson, Council of Officials, City of West Point (West Point)

Dean Burbach, Council of Officials, Wayne County Commissioner (Norfolk)

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 January 10, 2018 Agenda & November 29, 2017 Meeting Minutes: John Lohr made a motion to approve the January 10, 2018 agenda and November 29, 2017 meeting minutes. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers and Jerry Engdahl. Motion carried.

Brad Albers and Dean Burbach entered the meeting at this time.

V. Treasurer's Report

A. November 2017 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. Brad Albers made a motion to approve the November 2017 Treasurer's Report as presented. John Lohr seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

VI. Discussion Items

A. Rural Workforce Housing Update: NENEDD Executive Director Thomas Higginbotham discussed with the Board the application process and explained some of the rules for applying for these funds.

VII. Action Items

A. Pass a resolution approving contract #18-01-078 Between NED, Inc. and the Nebraska Department of Economic Development for the Microenterprise Microlending Program and authorize request for reimbursement: NENEDD Business Loan Specialist Jeff Christensen presented. NED, Inc. submitted an application to the Nebraska Department of Economic Development in December 2017 and it has been successfully awarded for \$166,000 with \$8,000 of these funds to be used for administration. The remaining amount will be used for direct lending to small businesses with 10 or less employees within the 26 county service area. John Lohr made a motion to pass a resolution approving Contract #18-01-078 and authorize Thomas L. Higginbotham, Jr. to submit requests for reimbursements on behalf of NED, Inc. Megan Weaver seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

B. Approve contract extension for NED, Inc. Housing Grant #12-TFHP-5017: NENEDD Deputy Director Tina Engelbart presented. NED, Inc received \$365,800 of Nebraska Affordable Housing Trust funds to be used in the Northeast Investment Zone for the construction of 4 single family housing units. During the course of the grant, one home was constructed and after a budget amendment, 2 LMI income households received funding for direct homebuyer assistance. An additional budget amendment was requested to allocate \$196,942 of down payment assistance funds to conversion of upper story single family rental units. The units are complete but require a final lead inspection/clearance. Brad Albers made a motion to approve the contract extension request and authorize the President to execute any and all related documents necessary for the budget amendment request as required by the Nebraska Department of Economic Development. Tina Biteghe

Bi Ndong seconded the request. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and 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, January 31, 2018 at 7:00 p.m. The meeting will be held by conference call. The call locations will be publicized January 17, 2018.

X. Adjournment: Tina Biteghe Bi Ndong made a motion to adjourn the meeting. John Lohr seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried. NED, Inc. President Loren Kucera adjourned the meeting at 7:37 p.m.