

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 25, 2017 - 7:00 P.M.

Eat Restaurant, 327 2nd St., Dodge, NE 68633

MINUTES

I. Call to Order: The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:09 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

Board Members Absent:

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

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

Others Present:

Thomas L. Higginbotham Jr., NENEDD

Tina M. Engelbart, NENEDD

Kristen Rosner, NENEDD

Jeff Christensen, NENEDD

Danielle Lammers, NENEDD

Brendee Reinke, Schumacher, Smejkal, Brockhaus & Herley, P.C.

Mayor Shannon Stuchlik, NENEDD Chairman, City of Pierce

Dick Pfeil, NENEDD Vice Chairman, City of Norfolk

Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus

Nadine Hagedorn, NENEDD Board Member, BankFirst

Christian Ohl, NENEDD Board Member, Madison County

Scott Schaller, NENEDD Board Member, City of Fremont

Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation

Jim McCarville, NENEDD Board Member, Northeast Community College

Leroy Hollmann, Village of Verdigre Board Member

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 October 25, 2017 Agenda & August 30, 2017 Meeting Minutes:** Nancy Braden made a motion to approve the October 25, 2017 agenda and August 30, 2017 meeting minutes. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Brad Albers and Megan Weaver. Motion carried.

V. Treasurer's Report

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

VI. Discussion Items

- A. Presentation of Northeast Economic Development, Inc. Audit:** BrenDee Reinke from Schumacher, Smejkal, Brockhaus & Herley, P.C. presented the NED, Inc. audit. Board members will have a month to review the audit before it is officially accepted at the November meeting.
- B. Quarterly Loan Review:** NENEDD Fiscal Officer Kristen Rosner presented the NED, Inc. Quarterly Loan Review to the board. There are two loans that have not met the Memorandum of Understanding requirements resulting in full payback of loan proceeds.

VI. Action Items

- A. Recommendation to approve down payment assistance applicant #101384:** NENEDD Fiscal Officer Kristen Rosner presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance utilizing NED, INC. Down Payment Assistance funds in the amount of \$30,000 for applicant #101384. Nancy Braden made a motion to approve applicant #101384 for down payment assistance in the amount of \$30,000. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Brad Albers and Megan Weaver. Motion carried.
- B. Recommendation to approve down payment assistance applicant #101419:** NENEDD Fiscal Officer Kristen Rosner presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance utilizing City of Columbus Down Payment Assistance funds in the amount of \$22,980 for applicant #101419. Nancy Braden made a motion to approve applicant #101419 for down payment assistance in the amount of \$22,980. Jerry Engdahl seconded the motion. **AYES:** Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Brad Albers and Megan Weaver. Motion carried.
- C. Recommendation to approve down payment assistance applicant #101426:** NENEDD Fiscal Officer Kristen Rosner presented. NENEDD staff has reviewed the application and is recommending approval for down payment assistance utilizing NED, Inc. Down Payment Assistance funds in the amount of \$28,780 for applicant #101426. Tina Biteghe Bi Ndong made a motion to approve applicant #101426 for down payment assistance in the amount of \$28,780. John Lohr seconded the motion. **AYES:** Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Brad Albers and Megan Weaver. Motion carried.

- VIII. President/Board Comments:** NED, Inc. President Loren Kucera asked Chef Michael Glissman to talk a little bit about the history of Eat Restaurant, as well as inform every one of hours of operation. The board expressed their gratitude towards the Eat staff for the great service and wonderful food.
- IX. Next Meeting Date:** The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, November 29, 2017 at 7:00 p.m. The meeting will be held by conference call. The call locations will be publicized November 15, 2017.
- VIII. Adjournment:** John Lohr made a motion to adjourn the meeting. Nancy Braden seconded the motion. **AYES:** Nancy Braden, Tina Biteghe Bi Ndong, Jerry Engdahl, Loren Kucera, and John Lohr. **NAYS:** None. **ABSENT:** Brad Albers and Megan Weaver. Motion carried. NED, Inc. President Loren Kucera adjourned the meeting at 7:41 p.m.