

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
SEMI-ANNUAL COUNCIL OF OFFICIALS MEETING
WEDNESDAY, DECEMBER 18, 2019 – 7:15 P.M.**

**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
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
The Wakefield Civic Center – 407 E. 7th, Wakefield, NE 68784
City of Columbus – 1st Floor Mayor’s Office, 2424 14th St., Columbus, NE 68601**

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:18 p.m. by Chairman Rich Jablonski. Chairman Rich Jablonski informed the public about the location of the Open Meetings Act LB 898 and that it was accessible to the public.

II. Roll Call: NENEDD Administrative Assistant Grace Petersen read roll call.

Board Members Present:

Troy Uhler, Madison County (Norfolk)
Dan Kathol, Hartington Community Development Corporation (Hartington)
Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point)
Gary Jackson, City of Norfolk (Norfolk)
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne (Norfolk)
Rich Jablonski, Chairman, City of Columbus (Columbus)
Glen Ellis, City of Fremont (West Point)

Board Members Absent:

Judy Mutzenberger, Cuming County

Others Present:

Ron Schilling, Council of Officials Representative, City of Columbus (Columbus)
Adam Urkoski, Council of Officials Representative, City of Columbus (Columbus)
Bruce Schlecht, Council of Officials Representative, Mayor of West Point (West Point)
John F. Lohr, City of Columbus (Columbus)
Jim McCarville, Northeast Community College (Norfolk)
Mike Frank, retired Northeast Community College (Norfolk)
Shannon Stuchlik, Midwest Bank of Pierce (Norfolk)
Megan Weaver, Wayne Community Housing Development Corporation (Wayne)
Thomas L. Higginbotham, Jr., NENEDD (Norfolk)
Kristen Rosner, NENEDD (Norfolk)
Jeff Christensen, NENEDD (Columbus)
Judy Joy, NENEDD (Norfolk)
Martin Griffith, NENEDD (Norfolk)
Andrea Larson, NENEDD (Norfolk)
Grace Petersen, NENEDD (Norfolk)
BrenDee Reinke, of Schumacher, Smejkal, Brockhaus & Herley, P.C. (Norfolk)

III. Introduction of Guests: Chairman Rich Jablonski asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

- A. Consideration to approve the December 18, 2019, Agenda and the November 20, 2019, Minutes:** Troy Uhlir made a motion to approve the December 18, 2019, agenda and the November 20, 2019, minutes. Tina Biteghe B Ndong seconded the motion. **Ayes:** Gary Jackson, Troy Uhlir, Dan Kathol, Glen Ellis, Rich Jablonski, Loren Kucera, Tina Biteghe Bi Ndong, Ron Schilling, Adam Urkoski and Bruce Schlecht. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.

V. Discussion Items

- A. November 2019 Treasurer's report.** Fiscal Officer Kristen Rosner presented the report.
- B. Staff Quarterly reports.** NENEDD staff reported to the Board their activities from October through December 2019.

VI. Action Items

- A. Consideration to accept the Fiscal Year 2019 Northeast Nebraska Economic Development audit as presented.** NENEDD Fiscal Officer Kristen Rosner presented the report. Board members were emailed and mailed the Fiscal Year 2019 audit. BrenDee Reinke of Schumacher, Smejkal, Brockhaus & Herley P.C. presented the audit. Dan Kathol made a motion to approve the Fiscal Year 2019 Northeast Nebraska Economic Development audit. Troy Uhlir seconded the motion. **Ayes:** Gary Jackson, Troy Uhlir, Dan Kathol, Glen Ellis, Rich Jablonski, Loren Kucera, Tina Biteghe Bi Ndong, Ron Schilling, Adam Urkoski and Bruce Schlecht. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.
- B. Consideration for approval of a \$200,000 loan to Gesell Enterprises, LLC d/b/a 505 Brewing Company in Fremont.** NENEDD Business Loan Specialist Jeff Christensen presented the report. The members of Gesell Enterprises, LLC are requesting \$200,000 from NENEDD to purchase furniture, fixtures and equipment to start the 505 Brewing Company. 505 Brewing Company is a start-up microbrewery targeting the 505 Main Street Building as its home in downtown Fremont. Ownership is Tim-83%; Tom (Tim's father)-6%; Scott Gesell (Tim's uncle)-6%; and Shawn Morrow (head brewer)-5%. Total project costs are \$1,250,000. NENEDD will lend Gesell Enterprises, LLC \$200,000 to start 505 Brewing Company in Fremont. This loan will have a term of 10 years at an interest rate of 4.50% (fixed). NENEDD will have a subordinate (2nd) lien position on the business assets of Gesell Enterprises, LLC. NENEDD will also file a deed of trust on Tim & Michelle Gesell's personal residence in Seward. NENEDD will require an assignment of life insurance from Tim Gesell for the amount of the loan for the life of the loan. NENEDD will also require a personal guaranty from Tim Gesell and his wife, Michelle, Tom Gesell, and Scott Gesell each at 125% of the loan pro-rata to their ownership percentage. Due to the startup nature of this business, interest only payments will be made the first 12 months, followed by the ten-year term, making the total term eleven years. Troy Uhlir made a motion to approve a \$200,000 loan to Gesell Enterprises, LLC d/b/a 505 Brewing Company in Fremont. Loren Kucera seconded the motion. **Ayes:** Gary Jackson, Troy Uhlir, Dan Kathol, Glen Ellis, Rich Jablonski, Loren Kucera, Tina

Biteghe Bi Ndong, Ron Schilling, Adam Urkoski and Bruce Schlecht. **Nays:** None.
Absent: Judy Mutzenberger. Motion carried.

VII. Chairman's/Board Comments: None.

VIII. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, January 29, 2020, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held via conference call.

Adjournment: Tina Biteghe Bi Ndong made a motion to adjourn the meeting. Dan Kathol seconded the motion. **Ayes:** Gary Jackson, Troy Uhlir, Dan Kathol, Glen Ellis, Rich Jablonski, Loren Kucera, Tina Biteghe Bi Ndong, Ron Schilling, Adam Urkoski and Bruce Schlecht. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried. Rich Jabolinski, Chairman, adjourned the meeting at 7:43 p.m.