

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 31, 2019 – 7:15 P.M.**

*The Historic Hartington Hotel – 202 North Broadway, Hartington, NE 68739*

**MINUTES**

**I. Call to Order:** The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:41 p.m. by Rich Jablonski, Chairman. Rich Jablonski 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 Fiscal Officer Kristen Rosner read roll call.

**Board Members Present:**

Rich Jablonski, Chairman, Columbus City Council  
Glen Ellis, Fremont City Council  
Dan Kathol, Hartington Community Development Corporation  
Gary Jackson, City of Norfolk  
Troy Uhlir, Madison County  
Tina Biteghe Bi Ndong, West Point Chamber of Commerce

**Board Members Absent:**

Loren Kucera, Nebraska Business Development Center (NBDC), Wayne  
Judy Mutzenberger, Cuming County Commissioner

**Others Present:**

Thomas L. Higginbotham, NENEDD  
Tina M. Engelbart, NENEDD  
Kristen Rosner, NENEDD  
Jeff Christensen, NENEDD  
Judy Joy, NENEDD  
Martin Griffith, NENEDD  
John Lohr, City of Columbus  
Greta Kraemer, NENEDD Council of Officials, Dixon County

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

**IV. Secretary's Report**

**A. Consideration to approve the July 31, 2019 Agenda and the June 26, 2019 Minutes:**

NENEDD Executive Director Thomas L. Higginbotham, Jr. presented. Dan Kathol made a motion to approve the July 31, 2019 agenda the June 26, 2019 minutes. Troy Uhlir seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried.

**V. Treasurer's Report**

**A. Acceptance of the June 2019 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner Presented the report. Tina Biteghe Bi Ndong made a motion to accept the June 2019 Treasurer's

Report. Troy Uhlir seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried.

**VI. Discussion Items**

**A. Quarterly Loan Review.** NENEDD Fiscal Officer Kristen Rosner presented the loan receivables for all NENEDD funding sources on the loans that have been closed. There are 49 active loans and the percentage of the balance in default is 0.0%.

**VII. Action Items**

**A. Consideration to approve certification that NENEDD is operating in accordance with its EDA approved RLF plan.** NENEDD Business Loan Specialist Jeff Christensen and Fiscal Officer Kristen Rosner presented. NENEDD submits an annual report to the Economic Development Administration (EDA) relating to its Revolving Loan Fund (RLF) and certifies that the RLF Plan is consistent with and supportive of the area's current economic adjustment strategy; that the RLF is being operated in accordance with the policies and procedures contained in the RLF plan; and the loan portfolio meets the standards contained therein. Tina Biteghe Bi Ndong made a motion to approve certification that NENEDD is operating in accordance with its EDA approved RLF plan. Troy Uhlir seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried.

**B. Consideration for approval of a \$122,500 loan to Sibert Fitness, LLC to purchase the Norfolk Anytime Fitness business as presented and recommended by NENEDD staff and the Northeast RLF Committee.** Brian and Silver Sibert are planning to purchase the Anytime Fitness business located at 2118 Market Lane in Norfolk. The total project costs are \$585,363. This includes \$550,000 to purchase the business and equipment, \$25,000 for working capital and \$10,363 for SBA & NENEDD fees. NENEDD will lend Sibert Fitness, LLC \$122,500 to purchase the Norfolk Anytime Fitness business. The loan will have a term of 10 years at an interest rate of 4.50% (fixed). NENEDD will have a subordinate (2<sup>nd</sup>) lien position on the business personal property and personal guaranty from Silver & Brian Sibert. NENEDD will also file a Deed of Trust on the Sibert's personal residence in Tilden and require an assignment of life insurance from Silver & Brian for the amount of the loan for the life of the loan. Troy Uhlir made a motion to approve a \$122,500 loan to Sibert Fitness, LLC to purchase the Norfolk Anytime Fitness business. Dan Kathol seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried.

**C. Consideration to approve the appointment of Aaron Gutz to a three-year term on the Northeast Revolving Loan Fund (RLF) Committee as recommended by NENEDD staff:** NENEDD Business Loan Specialist Jeff Christensen presented. The Northeast RLF Committee has nine members; each with a three-year rotating term. Aaron Gutz is the Branch President for Security Bank in Osmond. Aaron has agreed to serve on the RLF Committee for a three-year term ending June 30, 2022. Troy Uhlir made a motion to appoint Aaron Gutz to a three-year term on the Northeast Revolving Loan Fund (RLF) Committee as recommended by NENEDD staff. Gary Jackson seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried.

**VIII. Chairman's/Board Comments:** Executive Director, Thomas L. Higginbotham, Jr., thanked the board members for attending the annual meeting on July 25<sup>th</sup>.

**IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, August 28, 2019, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held at the following location:

*City of Norfolk Offices – Training Room, 309 N 5<sup>th</sup> St, Norfolk, NE 68701*

**Adjournment:** Tina Biteghe Bi Ndong made a motion to adjourn the meeting. Troy Uhlir seconded the motion. **Ayes:** Glen Ellis, Dan Kathol, Gary Jackson, Tina Biteghe Bi Ndong, Troy Uhlir and Rich Jablonski. **Nays:** None. **Absent:** Judy Mutzenberger and Loren Kucera. Motion carried. Rich Jablonski, NENEDD Chairman, adjourned the meeting at 8:00 p.m.