

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT – NENEDD  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, FEBRUARY 26, 2020 – 7:15 P.M.**

**City of Norfolk Offices – Training Room, 309 N. 5<sup>th</sup> 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. 7<sup>th</sup>, Wakefield, NE 68784  
City of Columbus – 1<sup>st</sup> Floor Mayor’s Office, 2424 14<sup>th</sup> 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 7:37 p.m. by Vice Chairman Dan Kathol. Vice Chairman Dan Kathol 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 Uhlir, Madison County (Norfolk)  
Dan Kathol, Vice Chairman, Hartington Community Development Corporation (Hartington)  
Judy Mutzenberger, Cuming County (West Point)  
Gary Jackson, City of Norfolk (Norfolk)  
Glen Ellis, City of Fremont (West Point)

**Board Members Absent:**

Tina Biteghe Bi Ndong, West Point Chamber of Commerce  
Rich Jablonski, Chairman, City of Columbus  
Loren Kucera, Secretary/Treasurer, Nebraska Business Development Center (NBDC), Wayne

**Others Present:**

John F. Lohr, City of Columbus (Columbus)  
Jerry Engdahl, Platte County (Columbus)  
Megan Weaver, Wakefield Progressive, Inc. (Wakefield)  
Thomas L. Higginbotham, Jr., NENEDD (Norfolk)  
Tina M. Engelbart, NENEDD (Norfolk)  
Kristen Rosner, NENEDD (Norfolk)  
Jeff Christensen, NENEDD (Columbus)  
Judy Joy, NENEDD (Norfolk)  
Martin Griffith, NENEDD (Norfolk)  
Grace Petersen, NENEDD (Norfolk)

**III. Introduction of Guests:** Vice Chairman Dan Kathol asked everyone attending the meeting to introduce themselves to the group.

**IV. Secretary’s Report**

**A. Consideration to approve the February 26, 2020, agenda and the January 29, 2020, minutes:** Gary Jackson made a motion to approve the January 29, 2020, agenda and the January 29, 2020, minutes. Troy Uhlir seconded the motion. **AYES:** Gary Jackson, Troy Uhlir, Dan

Kathol, Glen Ellis, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** Rich Jablonski, Loren Kucera, and Tina Biteghe Bi Ndong. Motion carried.

**V. Treasurer's Report**

**A. Consideration for acceptance of the January 2020 Treasurer's Report.** Fiscal Officer Kristen Rosner presented the report. Troy Uhlir made the motion to accept the January 2020 Treasurer's Report. Gary Jackson seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Dan Kathol, and Glen Ellis. **NAYS:** None. **ABSENT:** Rich Jablonski, Tina Biteghe Bi Ndong, and Loren Kucera. Motion carried.

**VI. Action Items**

**A. Consideration for approval of a \$105,000 loan to H K Industries, LLC.** Business Loan Specialist Jeff Christensen presented. Josh Hays and Adam Kaser have formed H K Industries, LLC (HK) with the intentions of purchasing Ivan's Welding in rural Bancroft. They plan to continue servicing Ivan's customers and manufacturing steel products. The purchase includes all the tools, vehicles, equipment, inventory and real estate of Ivan's. The total project costs are estimated to be \$868,000 for the purchase of real estate, equipment, inventory, working capital, and good will. NENEDD will lend \$140,000 to H K for this project with a 20-year term and 5.50% (fixed). NENEDD will file a subordinate deed of trust on the business real estate and a subordinate UCC lien on the business assets owned by H K Industries, LLC. NENEDD also will require personal guarantees from Josh, his wife, Stephanie, and Adam. NENEDD will require life insurance assignments from Josh and Adam, each for the amount of the loan for the life of the loan. NENEDD also will file a deed of trust on the Hays' personal residences in Wayne. Troy Uhlir made a motion to approve the \$105,000 loan to H K Industries, LLC. Judy Mutzenberger seconded that motion. **AYES:** Troy Uhlir, Judy Mutzenberger, Dan Kathol, Gary Jackson, and Glen Ellis. **NAYS:** None. **ABSENT:** Rich Jablonski, Tina Biteghe Bi Ndong, and Loren Kucera.

**VII. Chairman's/Board Comments:** None.

**VIII. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, March 25, 2020, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held via conference call.

**IX. Adjournment:** Gary Jackson made a motion to adjourn the meeting. Troy Uhlir seconded the motion. **AYES:** Gary Jackson, Troy Uhlir, Dan Kathol, Glen Ellis, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong, Rich Jablonski, and Loren Kucera. Motion carried. Dan Kathol, Vice Chairman, adjourned the meeting at 7:48 p.m.