

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 29, 2018 – 7:15 P.M.**

City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:24 p.m. by Dick Pfeil, NENEDD Chairman, City of Norfolk. Dick Pfeil 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 Brittany O'Brien read roll call.

Board Members Present:

Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council
Nadine Hagedorn, NENEDD Board Member, BankFirst
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
Judy Mutzenberger, NENEDD Board Member, Cuming County
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus
Jim McCarville, NENEDD Board Member, Northeast Community College
Loren Kucera, NED, Inc. President, Nebraska Business Development Center (NBDC),
Wayne

Board Members Absent:

Christian Ohl, NENEDD Board Member, Madison County Commissioner
Scott Schaller, NENEDD Board Member, City of Fremont

Others Present:

Ron Schilling, NENEDD Council of Officials, City of Columbus
Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce
John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska, Columbus
Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner
Mayor Shannon Stuchlik, NED, Inc. Board Member, City of Pierce
Thomas L. Higginbotham Jr., NENEDD
Tina M. Engelbart, NENEDD
Jeff Christensen, NENEDD
Kristen Rosner, NENEDD
Brittany O'Brien, NENEDD
Judy Joy, NENEDD
Martin Griffith, NENEDD

III. Introduction of Guests: Dick Pfeil, NENEDD Chairman, asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

A. Approve the August 29, 2018 Agenda and July 26, 2018 Minutes: Rich Jablonski made a motion to approve the August 29, 2018 agenda and the July 26, 2018 minutes. Nadine Hagedorn seconded the motion. **Ayes:** Dick Pfeil, Rich Jablonski, Nadine Hagedorn, Judy Mutzenberger, Dan Kathol, Jim McCarville and Loren Kucera. **Nays:** None. **Absent:** Christian Ohl and Scott Schaller. Motion carried.

V. Treasurer's Report

A. April Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. Nadine Hagedorn made a motion to approve the July 2018 Treasurer's Reports as presented. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Rich Jablonski, Nadine Hagedorn, Judy Mutzenberger, Dan Kathol, Jim McCarville and Loren Kucera. **Nays:** None. **Absent:** Christian Ohl and Scott Schaller. Motion carried.

VI. Action Items

A. Approve a \$50,000 loan to Jim Swails, d/b/a L-Bar B Steakhouse – Clearwater: Jim Swails wants to purchase the L-Bar-B Steakhouse in Clearwater. All the business property (furniture, fixtures, equipment, inventory, etc.) is included in the purchase. The building is a one-story structure on the north side of Hwy 275. Approximately 10% of the business is from catering. Jim currently lives in Arizona and is an Executive Chef at Cal-Am Resorts in Mesa. With the purchase of the L-Bar-B, Jim and his son would move back to Nebraska to own and operate the steakhouse. With a minimum amount of overhead anticipated, noon lunches may be added in the future to improve sales and the menu expanded somewhat to boast Jim's culinary talents. The total project costs are estimated to be \$175,000. This includes \$150,000 for the purchase of the L-Bar-B and \$25,000 operating line of credit. Mr. Swails and Tilden Bank in Clearwater are requesting that NENEDD provide a loan in the amount of \$50,000 for the purchase of the L-Bar-B Steakhouse in Clearwater. The Bank has approved a loan of up to \$80,000 for business purchase and operating line of credit. Mr. Swails is providing equity of \$15,000 cash and \$30,000 from Clearwater LB840 funds. Besides Jim, the project will maintain 5 other FTE jobs (6 total). Rich Jablonski made a motion to approve a NENEDD loan of \$50,000 to Jim Swails to purchase the L-Bar-B Steakhouse in Clearwater as presented and recommended by NENEDD staff and the Northeast RLF Committee. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Rich Jablonski, Nadine Hagedorn, Judy Mutzenberger, Dan Kathol, Jim McCarville and Loren Kucera. **Nays:** None. **Absent:** Christian Ohl and Scott Schaller. Motion carried.

B. Approve Appointing Shannon Stuchlik to represent NENEDD on League Association of Risk Management (LARM) board: Since Shannon Stuchlik has moved to the NED, Inc. board of directors starting July 1, 2018 NENEDD needs to officially appoint him to finish out his term on the LARM board as the NENEDD representative. His term ends December 31, 2020. Rich Jablonski made a motion to approve appointing Shannon Stuchlik as the NENEDD LARM representative until December 31, 2020. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Rich Jablonski, Nadine Hagedorn, Judy Mutzenberger, Dan Kathol, Jim McCarville and Loren Kucera. **Nays:** None. **Absent:** Christian Ohl and Scott Schaller. Motion carried.

VII. Chairman's/Board Comments: None

VIII. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, September 26, 2018, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.

IX. Adjournment: Dan Kathol made a motion to adjourn the meeting. Nadine Hagedorn seconded the motion. **Ayes:** Dick Pfeil, Rich Jablonski, Nadine Hagedorn, Judy Mutzenberger, Dan Kathol, Jim McCarville and Loren Kucera. **Nays:** None. **Absent:** Christian Ohl and Scott Schaller. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 7:48 p.m.