

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 27, 2019 – 7:15 P.M.**

*City of Columbus Offices – 1st Floor Mayor’s Office, 2424 14th St, Columbus, NE 68601
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
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
Northeast Housing Initiative – 110 E. 2nd St, Allen, NE 68710*

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:21 p.m. by Dick Pfeil, Chairman, Norfolk City Council. 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 Fiscal Officer Kristen Rosner read roll call.

Board Members Present:

Dick Pfeil, Chairman, Norfolk City Council (Norfolk)
Rich Jablonski, Vice Chairman, Columbus City Council (Columbus)
Nadine Hagedorn, Secretary/Treasurer, BankFirst (West Point)
Christian Ohl, Madison County Commissioner (Norfolk)
Dan Kathol, Hartington Community Development Corporation (Hartington)
Jim McCarville, Northeast Community College (Norfolk)
Glen Ellis, Fremont City Council (West Point)
Judy Mutzenberger, Cuming County Commissioner (West Point)

Board Members Absent:

Loren Kucera, Nebraska Business Development Center (NBDC), Wayne

Others Present:

Thomas L. Higginbotham, NENEDD (Norfolk)
Tina M. Engelbart, NENEDD (Norfolk)
Kristen Rosner, NENEDD (Norfolk)
Jeff Christensen, NENEDD (Call in)
Brittany O’Brien, NENEDD (Norfolk)
Judy Joy, NENEDD (Norfolk)
Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce (West Point)
John Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska (Columbus)
Brad Albers, NED, Inc. Secretary/Treasurer, Business Owner (Norfolk)
Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development Corporation (Allen)
Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)
Shannon Stuchlik, NED, Inc. Board Member, Midwest Bank of Pierce (Norfolk)
Troy Uhlir, Madison County Commissioner (Norfolk)
Jim Mejstrik, Colfax County Commissioner (Columbus)

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

IV. Secretary's Report

A. Approve the February 27, 2019 Agenda and the February 6, 2019 Minutes with the corrections of Rich Jablonski's title as Vice Chairman in the roll call section: NENEDD Fiscal Officer Brittany O'Brien presented. Christian Ohl made a motion to approve the February 27, 2019 agenda the February 6, 2019 minutes with the corrections of Rich Jablonski's title as Vice Chairman in the roll call section. Nadine Hagedorn seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Glen Ellis, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Loren Kucera. Motion carried.

V. Treasurer's Report

A. Acceptance of the January 2019 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner Presented the report. Christian Ohl made a motion to accept the January 2019 Treasurer's Report. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Glen Ellis, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Loren Kucera. Motion carried.

VI. Action Items

A. Consideration for approval of the appointment of Lori Schrader to replace Gene Rahn on the Northeast RLF Committee until the end of his term, June 2020, as recommended by the Northeast RLF Committee and NENEDD staff: NENEDD Business Loan Specialist Jeff Christensen presented. The Northeast RLF Loan Committee is a 9-member group that reviews NENEDD, NED, Inc.'s and local community's business loans and makes recommendations for approval. It consists of three bankers, three business owners representing service, retail, and manufacturing, a city administrator, local economic development professional, and small business consultant. Each term is three years. Christian Ohl made a motion to approve the appointment of Lori Schrader to replace Gene Rahn on the Northeast RLF Committee until the end of his term, June 2020, as recommended by the Northeast RLF Committee and NENEDD staff. Judy Mutzenberger seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Glen Ellis, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Loren Kucera. Motion carried.

B. Consideration for approval of a loan subordination with Pinnacle Bank in Columbus for additional funds to Sunshine Rentals, LLC to expand the building in Columbus: NENEDD Business Loan Specialist Jeff Christensen presented. NENEDD approved and closed a \$70,000 loan to Sunshine Rentals, LLC (Linda & Jim Price, Members) in June 2015, to purchase and renovate a building to expand her tax preparation business, Linda K. Price, CPA, P.C. Linda's husband, Jim, is in the construction business and would be the general contractor. This expansion is needed for additional employees including another part time accounting/bookkeeping position. They've increased their payroll accounts to almost 80 and one person can no longer handle the work load. Linda and Pinnacle Bank are requesting that NENEDD subordinate an additional \$100,000 the bank will lend for her expansion. Rich Jablonski made a motion to approve a loan subordination with Pinnacle bank in Columbus for additional funds to Sunshine Rentals, LLC to expand the building in Columbus. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Glen Ellis, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Loren Kucera. Motion carried.

VII. Discussion Items

A. NENEDD Executive Director Thomas L. Higginbotham, Jr. gave a brief update on the Nebraska Regional Officials Council (NROC) booth at the League of Nebraska Municipalities mid-winter conference; stating he and Tina Engelbart visited with several local elected officials explaining the services of the Nebraska Economic Development Districts (EDD) and the impact they have on communities. Higginbotham also gave a brief update on NROC's legislative breakfast saying it was a great opportunity to visit with the Senators on community and economic development issues. He updated the board on LB551 that would provide funding to the eight EDD's totaling \$1 million, which would be divided amongst the EDD's based on the state formula. The funds are crucial to the EDDs as they continue to assist the local communities within their region. The hearing for LB551 is March 13, 2019 at 1:30pm and Higginbotham will be testifying in favor of this bill on behalf of NROC and NENEDD. Higginbotham congratulated the Greater Fremont Development Council (GFDC) on all the success they have had this past year. NENEDD staff attended the GFDC annual meeting on Wednesday February 27th.

VIII. Chairman's/Board Comments: None

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, March 27, 2019, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held via conference call at the following locations:

City of Columbus Offices – 1st Floor Mayor's Office, 2424 14th St, Columbus, NE 68601
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701
Northeast Housing Initiative – 110 E. 2nd St, Allen, NE 68710
Cuming County Courthouse – Downstairs Meeting Room, 200 S. Lincoln St, West Point, NE 68788

Adjournment: Nadine Hagedorn made a motion to adjourn the meeting. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Glen Ellis, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Loren Kucera. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 7:40 p.m.