

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 6, 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 7:26 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 Fiscal Officer Kristen Rosner read roll call.

Board Members Present:

Dick Pfeil, NENEDD Chairman, Norfolk City Council (Norfolk)
Nadine Hagedorn, NENEDD Board Member, BankFirst (West Point)
Christian Ohl, NENEDD Board Member, Madison County Commissioner (Norfolk)
Loren Kucera, NENEDD Board Member, Nebraska Business Development Center (NBDC),
Wayne (Norfolk)
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
(Hartington)
Jim McCarville, NENEDD Board Member, Northeast Community College (Norfolk)
Glen Ellis, NENEDD Board Member, City of Fremont (West Point)

Board Members Absent:

Judy Mutzenberger, NENEDD Board Member, Cuming County
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus

Others Present:

John Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska (Columbus)
Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development
Corporation (Allen)
Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce (West
Point)
Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)
Shannon Stuchlik, NED, Inc. Board Member, Midwest Bank of Pierce (Norfolk)
Thomas L. Higginbotham, NENEDD (Norfolk)
Tina M. Engelbart, NENEDD (Norfolk)
Kristen Rosner, NENEDD (Norfolk)
Jeff Christensen, NENEDD (Call in)
Troy Uhlir, Madison County (Norfolk)

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 January 30, 2019 Agenda, with an amendment to reflect today's date of February 6, 2019 and the December 19, 2018 Minutes: NENEDD Fiscal Officer Kristen Rosner presented. Christian Ohl made a motion to approve the January 30, 2019 agenda, with an amendment to reflect the date of February 6, 2019 and the December 19, 2018 minutes. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

V. Treasurer's Report

A. Acceptance of the November and December 2018 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner Presented the report. Nadine Hagedorn made a motion to accept the November and December 2018 Treasurer's Report. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

VI. Action Items

A. Consideration for the Nomination and Election of Secretary/Treasurer: NENEDD Executive Director Thomas L. Higginbotham presented. Scott Schaller was not re-elected to the Fremont City Council and resigned from the board leaving a vacancy as Secretary/Treasurer. Nadine Hagedorn was nominated to finish out the current fiscal year (June 30, 2019) as Secretary/Treasurer. Dan Kathol made a motion to approve to elect Nadine Hagedorn as NENEDD Secretary/Treasurer for the remainder of the current fiscal year end which is June 30, 2019. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Abstain:** Nadine Hagedorn. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

B. Consideration for approval of the general corporate resolution as presented: NENEDD Fiscal Officer Kristen Rosner presented. Christian Ohl made a motion to approve the general corporate resolution as presented. Loren Kucera seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

C. Consideration for approval of the corporate resolution with BankFirst, Stanton State Bank, Midwest Bank and Elkhorn Valley Bank: NENEDD Fiscal Officer Kristen Rosner presented. Jim McCarville made a motion to approve the corporate resolutions with BankFirst, Stanton State Bank, Midwest Bank and Elkhorn Valley Bank. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

D. Consideration for approval of a \$130,000 loan to Cahoy General Store, LLC to purchase the grocery store in Spencer as presented and recommended by NENEDD staff and the Northeast RLF Committee: NENEDD Business Loan Specialist Jeff Christensen presented. Dan & Trisha Cahoy own Cahoy's General Store, LLC, and are planning the purchase of Drickey's Market in Spencer. Cahoy's currently own three other grocery stores in Bonesteel, Lake Andes, and Tyndall, South Dakota. The Spencer location is very similar in size to their other stores. Cahoy's General Store in Bonesteel started in 1986 by Steve & Kathy Cahoy (Dan's parents). After owning it for 22 years they started to pursue additional opportunities and closed their store. In 2009 Bonesteel's other grocery store, Bonesteel Grocery and Hardware had a fire which resulted in its closing. In 2011, after Dan finished college, Dan and Trisha moved back home and reopened the store in Bonesteel. Business is doing very well as they have expanded the

store three times from the original 2,500 sq. ft. to over 8,000 sq. ft. today. Loren Kucera made a motion to approve a \$130,000 loan to Cahoy General Store, LLC to purchase the grocery store in Spencer as presented and recommended by NENEDD staff and Northeast RLF Committee. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried.

VII. Discussion Items

A. Quarterly Loan Review: NENEDD Fiscal Officer Kristen Rosner presented. Loan receivables for all NENEDD funding sources on loans that have been closed were presented.

VIII. Chairman's/Board Comments: None

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, February 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

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

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Adjournment: Christian Ohl made a motion to adjourn the meeting. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Dan Kathol, Jim McCarville, Loren Kucera, and Glen Ellis. **Nays:** None. **Absent:** Judy Mutzenberger and Rich Jablonski. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 8:01 p.m.