

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
SEMI-ANNUAL COUNCIL OF OFFICIALS MEETING
WEDNESDAY, DECEMBER 19, 2018 – 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
Wayne Chamber of Commerce – 108 W. 3rd St., Wayne, NE 68787*

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:34 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 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)
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus (Columbus)
Jim McCarville, NENEDD Board Member, Northeast Community College (Norfolk)

Board Members Absent:

Judy Mutzenberger, NENEDD Board Member, Cuming County
Glen Ellis, NENEDD Board Member, City of Fremont

Others Present:

Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development
Corporation (Wayne)
Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce (West
Point)
Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)
Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner (Norfolk)
Thomas L. Higginbotham, NENEDD (Norfolk)
Kristen Rosner, NENEDD (Norfolk)
Jeff Christensen, NENEDD (Norfolk)
Brittany O’Brien, NENEDD (Norfolk)
Judy Joy, NENEDD (Norfolk)
Martin Griffith, NENEDD (Norfolk)
Jan Merrill, NENEDD (Norfolk)
Lowell Schroeder, NENEDD (Norfolk)
Mandy Gear, NENEDD (Norfolk)
Ron Schilling, Council of Officials Representative, Platte County Commissioner (Columbus)

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 December 19, 2018 Agenda and the November 28, 2018 Minutes: Christian Ohl made a motion to approve the December 19, 2018 agenda and the November 28, 2018 minutes. Nadine Hagedorn seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Rich Jablonski, Dan Kathol, Jim McCarville, Loren Kucera and Ron Schilling. **Nays:** None. **Absent:** Judy Mutzenberger and Glen Ellis. Motion carried.

V. Treasurer's Report

A. Discussion of the November Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner Presented the report. The financial Statements are not final. The communities have not been invoiced for November services because of the early meeting date.

VI. Action Items

A. Consideration for approval of a \$140,000 loan to Randy & Mary Lou Camenzind to purchase an office building located at 220 E. 22nd Street in Fremont to expand their business Heartland Family Health & Chiropractic Clinic, Inc. as presented and recommended by NENEDD Staff and the Northeast Loan Committee: NENEDD Business Loan Specialist Jeff Christensen Presented. Dr.'s Randy & Mary Lou Camenzind wish to purchase a building at 220 E 22nd Street to expand their business, Heartland Family Health & Chiropractic Clinic, Inc. in Fremont. They have been in business at the same Fremont location, 1861 E. 23rd St., for the past 25 years. They are both Doctors of Chiropractic (D.C.) who are primary care, Portal of Entry Physicians, and are equal partners in the business. They strive to provide quality care in a friendly, small town, family-oriented environment, and to connect with patients on a personal level. They see these goals met weekly in the number of referrals of family, friends, and co-workers, and patients frequently seek their opinions first before going through Allopathic routes (mainstream/conventional). They also work closely with many of the medical doctors, PT's and specialists in the area. The project will retain four employees NENEDD will lend \$140,000 for the purchase of the same commercial office building. Christian Ohl made a motion to approve a \$140,000 loan to Randy & Mary Lou Camenzind to purchase and office building located at 220 E 22nd Street in Fremont to expand their business Heartland Family Health & Chiropractic Clinic, Inc. as presented and recommended by NENEDD Staff and the Northeast Loan Committee. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Rich Jablonski, Dan Kathol, Jim McCarville, Loren Kucera and Ron Schilling. **Nays:** None. **Absent:** Judy Mutzenberger and Glen Ellis. Motion carried.

B. Consideration to accept the sub-granted \$250,000 CDBG funds from the City of Wayne utilizing the Non-Profit Development Organization (NDO) process. The \$250,000 will be loaned to Talon Capital, LLC to purchase the assets of D.V. Fyre- Tec, Inc. in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee: NENEDD Business Loan Specialist Jeff Christensen Presented. This project involves the purchase of the assets of an existing manufacturing business, Fyre-Tec, Inc. located at 701 Centennial Road in Wayne. Fyre-Tec, Inc will continue to produce a series of fire-rated windows that are outlined in the business plan. Fyre-Tec is a DBA tradename for Talon Capital, LLC, a Limited Liability Company that was formally organized in Nebraska. The company's principal owners are Cheri Gehling, Rebecca Bartak, and Tyler Bliemeister. The company will operate out of owned real estate from a related entity named BBG Investments, LLC. The principal owners are the same as Talon Capital, LLC. The sale of this business to Talon Capital, LLC will insure the business will remain in Wayne, maintaining the current jobs, with

plans to add jobs in the future. This project will maintain 12 full time equivalent (FTE) jobs. NENEDD will lend \$250,000 to Talon Capital, LLC for the asset purchase. This loan will have a term of 20 years at an interest rate of 4.00% (fixed). NED Inc. will also have a loan with Talon Capital, LLC and will share their lien position proportionately. Christian Ohl made a motion to approve a \$250,000 loan to Talon Capital, LLC to purchase the assets of D.V. Fyre-Tec, Inc. in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee. Loren Kucera seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Rich Jablonski, Dan Kathol, Jim McCarville, Loren Kucera and Ron Schilling. **Nays:** None. **Absent:** Judy Mutzenberger and Glen Ellis. Motion carried.

VII. Discussion Items

A. Discuss the 2019-2024 NENEDD CEDS Timeline: NENEDD is required by the Economic Development Administration (EDA) to complete a Comprehensive Economic Development Strategy (CEDS) for the region every five years. The CEDS qualifies a region and the local governments in the region for potential EDA funding. A CEDS is designed to bring together the public and private sectors in the creation of an economic road-map to diversify and strengthen regional economies. The CEDS serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action and identifying investment priorities and funding sources.

B. Quarterly Activity Report: NENEDD Staff presented their activity reports from October-December.

VIII. Chairman's/Board Comments: Glen Ellis replaces Scott Schaller as City of Fremont's Representative.

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, January 30, 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

West Point Chamber of Commerce – 200 Anna Stalp Ave, West Point, NE 68788

Wayne Chamber of Commerce – 108 W. 3rd St., Wayne, NE 68787

X. Adjournment: Christian Ohl made a motion to adjourn the meeting. Loren Kucera seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Christian Ohl, Rich Jablonski, Dan Kathol, Jim McCarville, Loren Kucera and Ron Schilling. **Nays:** None. **Absent:** Judy Mutzenberger and Glen Ellis. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 8:02 p.m.