

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 7, 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 7:31 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
Judy Mutzenberger, NENEDD Board Member, Cuming County
Christian Ohl, NENEDD Board Member, Madison County Commissioner
Scott Schaller, NENEDD Board Member, City of Fremont

Board Members Absent:

Loren Kucera, NENEDD Board Member, Nebraska Business Development Center (NBDC),
Wayne
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus
Jim McCarville, NENEDD Board Member, Northeast Community College

Others Present:

Jerry Engdahl, NED, Inc. Board Member, Platte County
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
Mike Frank, NED Inc. Board Member, Retired Northeast Community College
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
Jan Merrill, NENEDD
Mandy Gear, NENEDD
Lowell Schroeder, 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 November 7, 2018 Agenda and the August 29, 2018 Minutes: Christian Ohl made a motion to approve the November 7, 2018 agenda and the August 29, 2018 minutes. Nadine Hagedorn seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Judy Mutzenberger, Christian Ohl and Scott Schaller. **Nays:** None. **Absent:** Rich Jablonski, Dan Kathol, Jim McCarville and Loren Kucera. Motion carried.

V. Treasurer's Report

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

VI. Action Items

A. Approve appointing Alloy Specialty for a three-year term: NENEDD Executive Director Thomas Higginbotham NENEDD sent out a request for proposals for lead-based paint services for a three-year term to assist with all affordable housing projects utilizing funding from the Nebraska Department of Economic Development (DED). These projects will include owner-occupied rehabilitation and rental rehabilitation of both residential and commercial properties in NENEDD's service area. Scott Schaller made a motion to approve appointing Alloy Specialty for a three-year term. Judy Mutzenberger seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Judy Mutzenberger, Christian Ohl and Scott Schaller. **Nays:** None. **Absent:** Rich Jablonski, Dan Kathol, Jim McCarville and Loren Kucera. Motion carried.

B. Quarterly Loan Review and write-off of loan #312006: NENEDD Fiscal Officer Kristen Rosner presented. Loan #312006 closed July 16, 2012 in the amount of \$50,000. The purpose of the funds was to purchase dairy processing equipment. The collateral included a second lien position on the equipment being purchased. There is a personal guarantee and life insurance provided by the owners of the company. Equipment delays led to a rescheduling agreement for a 3-month delay of payment in 2013. Several other issues caused financial hardship leading to numerous late payments and the business lost their lease in Columbus resulting in a move to Hebron, Nebraska in May 2015. The last payment received from the loan client was March 29, 2018. The loan client has left the area and no longer responds to emails, phone calls or mail. Christian Ohl made a motion to approve writing-off loan #312006 in the amount of \$15,021.04. Scott Schaller seconded the motion. After further discussion, Christian Ohl amended his motion to include releasing the lien. Judy Mutzenberger seconded the amended motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Judy Mutzenberger, Christian Ohl and Scott Schaller. **Nays:** None. **Absent:** Rich Jablonski, Dan Kathol, Jim McCarville and Loren Kucera. Motion carried.

VII. Discussion Items

A. Quarterly Activity Report: NENEDD Staff presented their activity reports from July-September.

VIII. Chairman's/Board Comments: None

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, November 28, 2018, 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

- C. Adjournment:** Nadine Hagedorn made a motion to adjourn the meeting. Christian Ohl seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Judy Mutzenberger, Christian Ohl and Scott Schaller. **Nays:** None. **Absent:** Rich Jablonski, Dan Kathol, Jim McCarville and Loren Kucera. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 8:10 p.m.