

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING VIA ZOOM  
WEDNESDAY, MARCH 31, 2021 – 7 P.M.**

**MINUTES**

**I. Call to Order:** The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:00 p.m. by NED, Inc. President Jim McCarville who informed the public about the location of the Open Meetings Act and that it was accessible to the public. All board members attended the meeting via conference call as per Gov. Pete Ricketts' Executive Order No. 20-36, extended by Executive Order No. 21-02.

**II. Roll Call:** NENEDD Administrative Assistant, Grace Petersen, read roll call.

**Board Members Present:**

Jim McCarville, President, Northeast Community College  
Shannon Stuchlik, Secretary/Treasurer, Midwest Bank of Pierce  
Jerry Engdahl, Platte County  
Mike Frank, retired Northeast Community College

**Board Members Absent:**

Brad Albers, Vice President, Business Owner  
Rich Jablonski, City of Columbus  
Megan Weaver, Wakefield Progressive, Inc.

**NENEDD Board Members Present:**

None.

**NENEDD Staff Present:**

Thomas L. Higginbotham, Jr., Tina M. Engelbart, Jeff Christensen, Mandy Gear,  
Kristen Rosner, and Grace Petersen.

**III. Introduction of Guests:** No guests were present.

**IV. Secretary's Report**

**A. Consideration for approval of the March 31, 2021, agenda and February 24, 2021, meeting minutes.** Jerry Engdahl made a motion to approve the March 31, 2021, agenda and February 24, 2021, meeting minutes. Mike Frank seconded that motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**V. Treasurer's Report**

**A. Consideration for acceptance of the February 2021 Treasurer's Report as presented.** Fiscal Officer Kristen Rosner presented the report. Shannon Stuchlik made a motion to accept the February 2021 Treasurer's Report as presented. Jerry Engdahl seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**VI. Action Items**

**A. Consideration to approve direct homebuyer assistance applicant #101654.** NENEDD Housing Loan Specialist Mandy Gear presented. NENEDD staff have reviewed the application

and are recommending approval for direct homebuyer assistance in the amount of \$30,000 for applicant #101654. This is a 0% Deferred Interest Loan, due upon transfer of title. Jerry Engdahl made a motion to approve direct homebuyer assistance applicant #101654. Mike Frank seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**B. Consideration to approve direct homebuyer assistance applicant #101658.** NENEDD Housing Loan Specialist Mandy Gear presented. NENEDD staff have reviewed the application and are recommending approval for direct homebuyer assistance in the amount of \$28,000 for applicant #101658. This is a 0% Deferred Interest Loan, due upon transfer of title. Mike Frank made a motion to approve direct homebuyer assistance applicant #101658. Shannon Stuchlik seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**C. Consideration to approve direct homebuyer assistance applicant #101659.** NENEDD Housing Loan Specialist Mandy Gear presented. NENEDD staff have reviewed the application and are recommending approval for direct homebuyer assistance in the amount of \$30,000 for applicant #101659. This is a 0% Deferred Interest Loan, due upon transfer of title. Shannon Stuchlik made a motion to approve direct homebuyer assistance applicant #101659. Jerry Engdahl seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**D. Consideration to approve a collateral change for Nebraska Land Tiling, LLC in Hartington.** NENEDD Business Loan Specialist Jeff Christensen presented. Tyler and Angie Peitz and Curt Benson are members that started Nebraska Land Tiling (NLT), LLC in February 2020 with bank financing, cash equity, and a \$140,000 NED, Inc. loan. All payments have been made as promised. Collateral included subordinate UCC filing on all business assets of NLT, deeds of trust on personal residences, personal guaranties from Tyler and Angie Peitz and Curt and Janell Benson, and life insurance assignments from Tyler and Curt. The first year in business was great. Unfortunately, the owners have come to an agreement that the Peitz's should buy out Curt's ownership of the business. The Benson's are requesting that NED, Inc. release their collateral related to this loan. NENEDD staff feel that if the only owners were the Peitz's at the time of loan approval last year, the loan would have been placed with the collateral that remains with Peitz. The purchase agreement, membership transition, company financials, Peitz's financials and credit report information have been reviewed by NENEDD staff and the Northeast Loan Committee who recommend the collateral change. Shannon Stuchlik made a motion to approve a collateral change for Nebraska Land Tiling, LLC in Hartington. Jerry Engdahl seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried.

**VII. President/Board Comments:** None.

**VIII. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, April 28, 2021, at 7 p.m. The meeting will be held via Zoom.

**IX. Adjournment:** Shannon Stuchlik made a motion to adjourn the meeting. Jerry Engdahl seconded the motion. **AYES:** Mike Frank, Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Brad Albers, Megan Weaver, and Rich Jablonski. Motion carried. NED, Inc. President Jim McCarville adjourned the meeting at 7:15 p.m.