

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT – NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 25, 2021 – 7:15 P.M.**

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:15 p.m. by NENEDD Chairwoman Judy Mutzenberger who informed the public about the location of the Open Meetings Act LB 898 and that it was accessible to the public.

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

Board Members Present:

Judy Mutzenberger, Chairwoman, Cuming County
Charlie Bahr, Vice Chairman, City of Columbus
Gary Jackson, Secretary/Treasurer, City of Norfolk
Troy Uhlir, Madison County
Tina Biteghe Bi Ndong, West Point Chamber of Commerce

Board members absent:

Blake Denton, MetLife Investments
Sally Ganem, City of Fremont
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne

NED Inc. Board Members Present:

None.

NENEDD Staff Present:

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

III. Introduction of Guests: There were no guests present.

IV. Secretary's Report

A. Consideration to approve the August 25, 2021, agenda and the June 30, 2021, minutes: Gary Jackson made a motion to approve the August 25, 2021, agenda and the June 30, 2021, minutes. Troy Uhlir seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried.

V. Treasurer's Report

A. Consideration to accept the June 2021 Treasurer's Report as presented. NENEDD Fiscal Officer Kristen Rosner presented the report. Charlie Bahr made a motion to accept the June 2021 Treasurer's Report as presented. Troy Uhlir seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried.

B. Consideration to accept the July 2021 Treasurer's Report as presented. NENEDD Fiscal Officer Kristen Rosner presented the report. Gary Jackson made a motion to accept the July 2021 Treasurer's Report as presented. Troy Uhlir seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried.

VI. Action Items

A. Consideration to approve a \$175,000 loan to Triple H Drive-In, LLC-Schuyler. NENEDD Business Loan Specialist Jeff Christensen presented. Clint and Amy Didier are planning the purchase of Deano's Drive-In Liquor, located at 310 W. 16th St. in Schuyler. NENEDD worked with Deano's when they purchased the business in 2010 by using Schuyler RLF funds which was recently paid in full. The business is a carry out liquor store that sells wine, beer, hard liquor, and soft drinks, as well as snack foods. The current owners are looking to sell the business due to COVID-19 concerns. Total project costs are \$795,000. NENEDD will lend \$175,000 to purchase the commercial business, Deano's Drive-In in Schuyler. The \$175,000 NENEDD EDA CARES loan will have a term of 15 years at an interest rate of 2.00% for years 1 & 2, then 5.00% (fixed) for years 3-15. NENEDD will file a subordinate deed of trust on the real estate being purchased and a subordinate UCC lien on the business personal property/inventory. NENEDD will also file a deed of trust on Didier's personal residence in rural Butler County. NENEDD will require a life insurance assignment from Amy for the amount of the loan for the life of the loan and a personal guaranty form Clint and Amy. Charlie Bahr made a motion to approve a \$175,000 loan to Triple H Drive-In, LLC-Schuyler. Troy Uhlir seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried.

B. Consideration to authorize NENEDD Executive Director to enter into a contract with MarksNelson, LLC to conduct a Co-Working and Virtual Meeting Space Analysis. NENEDD Deputy Director Tina M. Engelbart presented. The Northeast Nebraska Economic Development District (NENEDD) has received a CARES ACT grant (24 month 7/1/2020-6/30/2022) from the U.S. Department of Commerce, Economic Development Administration (EDA) Denver Regional Office to hire a consultant that will provide technical assistance to the NENEDD 16-county region that will prevent, prepare for, and respond to the coronavirus. Requests for proposals were sent to 27 firms. NENEDD received two proposals that were forwarded to board members for their review and scoring. MarksNelson received the highest score. Tina Biteghe Bi Ndong made a motion to authorize NENEDD Executive Director to enter into a contract with MarksNelson, LLC to conduct a Co-Working and Virtual Meeting Space Analysis. Charlie Bahr seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried.

VII. Chairman's/Board Comments: None.

VIII. Next Meeting Date: The NENEDD Board of Directors meeting will be held on Wednesday, September 29, 2021, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held at the following location: City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701.

IX. Adjournment: Gary Jackson made a motion to adjourn the meeting. Troy Uhlir seconded the motion. **AYES:** Judy Mutzenberger, Gary Jackson, Troy Uhlir, Charlie Bahr, and Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem, Loren Kucera, and Blake Denton. Motion carried. NENEDD Chairwoman Judy Mutzenberger adjourned the meeting at 7:38 p.m.