

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, JANUARY 26, 2022 – 7 P.M.**

*NENEDD Office – Conference Room, 111 S. 1<sup>st</sup> St., Norfolk, NE 68701*  
*West Point Chamber of Commerce – 200 Anna Stalp Ave. West Point, NE 68788*  
*City of Columbus Offices – 1<sup>st</sup> Floor Mayor’s Office, 2424 14<sup>th</sup> St., Columbus, NE 68601*

**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 Brad Albers. 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 Planning & Administrative Assistant, Grace Petersen, read roll call.

**Board Members Present:**

Brad Albers, President, Business Owner (Norfolk)  
Shannon Stuchlik, Vice President, Midwest Bank of Pierce (Norfolk)  
Jerry Engdahl, Secretary/Treasurer, Platte County Supervisor (Columbus)  
Rich Jablonski, Columbus City Council (Columbus)

**Board Members Absent:**

Megan Weaver, Wakefield Progressive, Inc.  
Jim McCarville, Northeast Community College

**NENEDD Board Members Present:** Charlie Bahr, Columbus City Council (Columbus); Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point); Troy Uhlir, Madison County Commissioner (Norfolk); Sally Ganem, Fremont City Council (West Point); Blake Denton, MetLife Investment Management (West Point); Loren Kucera, Nebraska Business Development Center (NBDC), Wayne (Norfolk).

**NENEDD Staff Present:**

Thomas L. Higginbotham, Jr., Tina M. Engelbart, Martin Griffith, Kristen Rosner, and Grace Petersen.

**III. Introduction of Guests:** BrenDee Reinke of Schumacher, Smejkal, Brockhaus & Herley P.C.

**IV. Secretary’s Report**

**A. Consideration for approval of the January 26, 2022, agenda and the December 20, 2021, special meeting minutes.** Rich Jablonski made a motion to approve the January 26, 2022, agenda and the December 20, 2021, special meeting minutes. Shannon Stuchlik seconded that motion.

**AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None.

**ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**V. Treasurer’s Report**

**A. Consideration for acceptance of the December 2021 Treasurer’s Report as presented.**

NENEDD Fiscal Officer Kristen Rosner presented the report. Jerry Engdahl made a motion to accept the December 2021 Treasurer’s Report as presented. Rich Jablonski seconded the motion.

**AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**VI. Discussion Items**

**A. Quarterly Loan Review.** NENEDD Fiscal Officer Kristen Rosner presented the report. Kristen said there are currently 232 loans with less than \$12,500 in delinquent payments.

**VII. Action Items**

**A. Consideration to appoint Elizabeth McManigal to finish Jan Wietfeld's term on the Northeast Revolving Loan Fund (RLF) Committee through June 2022. Each term is 3 years.** NENEDD Deputy Director Tina M. Engelbart presented. The Northeast Revolving Loan Fund (RLF) Committee is a 9-member group that reviews NENEDD, NED, Inc's and local community's business loans and makes recommendations for approval. Jan Wietfeld was a vice president at Citizen's State Bank in Leigh until her retirement at the end of 2021. Elizabeth McManigal resides in rural Hubbard and is a loan officer at CharterWest Bank in Pender. Brad Albers made a motion to appoint Elizabeth McManigal to finish Jan Wietfeld's term on the Northeast Revolving Loan Fund (RLF) Committee through June 2022. Rich Jablonski seconded the motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**B. Recommendation to deny applicant #101632 for owner occupied housing rehabilitation funds up to the amount of \$41,125.00.** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is in considerable disrepair and is not structurally sound. The cost of the repairs needed for this house to meet the required Minimum Rehabilitation Standards will greatly exceed the rehabilitation project cost limits listed in section 4.5 (Economic Feasibility for Rehabilitation) of the Housing Rehabilitation Program Guidelines. Therefore, it is deemed not economically feasible for the Housing Rehabilitation Program. Shannon Stuchlik made a motion to deny applicant #101632 for owner occupied housing rehabilitation funds up to the amount of \$41,125.00. Brad Albers seconded that motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**C. Recommendation to approve applicant #101671 for owner occupied housing rehabilitation funds up to the amount of \$25,000.00.** NENEDD Housing Specialist Martin Griffith presented. The property is located in Laurel, is 1,693 square feet and cost of repairs per square foot is \$12.00. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards, therefore is deemed economically feasible for the NED, Inc. Owner Occupied Housing Rehabilitation Program. Funding will be provided by NED, Inc. Reuse. This is a 2% interest loan up to 20 years. Brad Albers made a motion to approve applicant #101671 for owner occupied housing rehabilitation funds up to the amount of \$25,000.00. Rich Jablonski seconded that motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**D. Recommendation to approve direct homebuyer assistance applicant #101718.** NENEDD Housing Specialist Martin Griffith presented. NENEDD staff have reviewed the application and are recommending approval for direct homebuyer assistance in the amount of \$24,000 for applicant #101718, contingent upon the creation of an escrow account before loan closing for exterior repairs when the weather allows. This is a 0% Deferred Interest Loan, due upon transfer of title. Rich Jablonski made a motion to approve direct homebuyer assistance applicant #101718. Brad Albers seconded that motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and

Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**E. Consideration to accept the Northeast Economic Development, Inc. Audit.** BrenDee Reinke of Schumacher, Smejkal, Brockhaus & Herley P.C. presented. Shannon Stuchlik made a motion to accept the Northeast Economic Development, Inc. Audit. Brad Albers seconded that motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**F. Consideration to amend the NED, Inc. Administrative Procedures.** NENEDD Deputy Director Tina M. Engelbart presented. Proposed amendment 1 is the deletion of Item #2 under Section I Authority, Budget. Reallocation of funds between budgetary line items are rarely required. If they are, approval is requested by the board of directors. Proposed amendment 2 is deletion of Appendix I – Nebraska Secretary of State’s Record Retention and Disposition Schedule 24 for Local Agencies and addition of the link directly to their website with the most current information. Shannon Stuchlik made a motion to amend the NED, Inc. Administrative Procedures. Brad Albers seconded the motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

**G. Consideration to amend the NED, Inc. By-laws.** NENEDD Deputy Director Tina M. Engelbart presented. Proposed amendment 1 is the amend the language throughout the by-laws to read “simple majority (51%)” to specify the actual percentage of board members required for quorums, voting, and all other actions taken by the board of directors. The language currently reads “simple majority.” Proposed amendment 2 is to amend Section 8: Vote Required for Action to add the following sentence: “The Acting President shall only vote in the event of a tie.” Brad Albers made a motion to amend the NED, Inc. By-laws. Shannon Stuchlik seconded the motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried.

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

**IX. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, February 23, 2022, at 7 p.m. The meeting will be held at via conference call.

**X. Adjournment:** Jerry Engdahl made a motion to adjourn the meeting. Brad Albers seconded the motion. **AYES:** Brad Albers, Shannon Stuchlik, Rich Jablonski, and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver and Jim McCarville. Motion carried. NENEDD President Brad Albers adjourned the meeting at 7:29 p.m.