

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
MONDAY, DECEMBER 20, 2021 – 9:30 A.M.**

*NENEDD Office – Conference Room, 111 S. 1<sup>st</sup> St., Norfolk, NE 68701  
The Wakefield Civic Center – 407 E. 7<sup>th</sup>, Wakefield, NE 68784  
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 9:36 a.m. by NENEDD Executive Director Thomas L. Higginbotham, Jr. 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  
Rich Jablonski, Columbus City Council  
Megan Weaver, Wakefield Progressive, Inc.

**Board Members Absent:**

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

**NENEDD Staff Present:**

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

**III. Introduction of Guests:** None.

**IV. Secretary’s Report**

**A. Consideration for approval of the December 20, 2021, agenda and the October 27, 2021, minutes.** Rich Jablonski made a motion to approve the December 20, 2021, agenda and the October 27, 2021, minutes. Brad Albers seconded that motion. **AYES:** Brad Albers, Megan Weaver, and Rich Jablonski. **NAYS:** None. **ABSENT:** Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. Motion carried.

**V. Treasurer’s Report**

**A. Consideration for acceptance of the October 2021 Treasurer’s Report as presented.** Brad Albers made a motion to accept the October 2021 Treasurer’s Report as presented. Megan Weaver seconded the motion. **AYES:** Brad Albers, Megan Weaver, and Rich Jablonski. **NAYS:** None. **ABSENT:** Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. Motion carried.

**B. Consideration for acceptance of the November 2021 Treasurer’s Report as presented.**

Rich Jablonski made a motion to accept the November 2021 Treasurer’s Report as presented. Brad Albers seconded the motion. **AYES:** Brad Albers, Megan Weaver, and Rich Jablonski. **NAYS:** None. **ABSENT:** Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. Motion carried.

**VI. Action Items**

**A. Consideration to approve a \$72,000 loan to Sunderman Service & Sales, LLC – Pender.**

NENEDD Business Loan Specialist Jeff Christensen presented. Members of Sunderman Service & Sales, LLC (SSS) are planning the expansion of their business by purchasing a building located at 302 N. 4<sup>th</sup> St. in Pender. Members include Steve and Lynette, and their two sons, Shane and Tanner. The business includes many aspects of the auto repair and auto sales business, including general auto repair, auto body repair, and used car auto sales. The building being purchased is 5 times larger than their current location. The total project costs are \$180,000. NED, Inc. will lend \$72,000 to purchase the commercial real estate at 302 N. 4<sup>th</sup> St. in Pender. NED, Inc.'s loans will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will file its first position deed of trust on the business real estate and UCC filing on the business personal property. NED, Inc. will also require assignment of life insurance from Steve, Shane, and Tanner, each for the amount of the loans for the life of the loans and require a personal guaranty from Steve, Lynette, Shane, Tanner and Jynessa Sunderman. Megan Weaver made a motion to approve a \$72,000 loan to Sunderman Service & Sales, LLC – Pender. Brad Albers seconded the motion. **AYES:** Brad Albers, Megan Weaver, and Rich Jablonski. **NAYS:** None. **ABSENT:** Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. Motion carried.

**VII. President/Board Comments:** NENEDD staff and NED, Inc. Board members wished each other a Merry Christmas.

**VIII. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, January 26, 2022, at 7 p.m. The meeting will be held at via conference call.

**IX. Adjournment:** Brad Albers made a motion to adjourn the meeting. Rich Jablonski seconded the motion. **AYES:** Brad Albers, Megan Weaver, and Rich Jablonski. **NAYS:** None. **ABSENT:** Shannon Stuchlik, Jim McCarville, and Jerry Engdahl. Motion carried. NENEDD Executive Director Thomas L. Higginbotham, Jr. adjourned the meeting at 9:43 a.m.