

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, MARCH 30, 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**

**Ratification:** A quorum was not available during the March 30, 2022, NED, Inc. Board of Directors meeting. The Secretary’s Report, Treasurer’s Report, and Action Items A-G will be ratified at the April 27, 2022, meeting.

- 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. Vice President Shannon Stuchlik. 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:**

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  
Brad Albers, President, Business Owner

**NENEDD Board Members Present:** Charlie Bahr, Columbus City Council (Columbus); Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point); Judy Mutzenberger, Cuming County Supervisor (West Point); Troy Uhlir (Madison County Commissioner (Norfolk); Sally Ganem, Fremont City Council (West Point); and Loren Kucera, Nebraska Business Development Center of Wayne (Norfolk).

**NENEDD Staff Present:**

Thomas L. Higginbotham, Jr., Tina M. Engelbart, Martin Griffith, Mandy Gear, Andrea Larson, Riah Deane, Kirk Brown (West Point), Jeff Christensen, Kristen Rosner, and Grace Petersen in Norfolk unless otherwise stated.

- III. Introduction of Guests:** Jon Roberts, Senior, Location Strategies with MarksNelson.

**IV. Secretary’s Report**

**A. Consideration for approval of the March 30, 2022, agenda and the February 23, 2022, meeting minutes.** Jerry Engdahl made a motion to approve the March 30, 2022, agenda and the February 23, 2022, meeting minutes. Rich Jablonski seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**V. Treasurer's Report**

**A. Consideration for acceptance of the February 2022 Treasurer's Report as presented.**

NENEDD Fiscal Officer Kristen Rosner presented the report. Jerry Engdahl made a motion to accept the February 2022 Treasurer's Report as presented. Rich Jablonski seconded the motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**VI. Action Items**

**A. Recommendation to approve Owner/Occupied Housing Rehabilitation Hardship Review Applicant #02006 05376.**

NENEDD Housing Loan Specialist Mandy Gear presented. The loan client requested a hardship review due to health issues and her inability to continue working. The client's only source of income is from social security, which is not enough to cover household expenses and other debt, including the payment for the owner/occupied housing rehabilitation loan. An income review was conducted, and the loan client would now qualify for a forgivable loan. The remaining balance of the loan is \$5,417.25 and would be forgiven over the remaining term of the original loan ending on August 1, 2027. Rich Jablonski made a motion to approve Owner/Occupied Housing Rehabilitation Hardship Review Applicant #02006 05376. Jerry Engdahl seconded the motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**B. Recommendation to approve direct homebuyer assistance applicant #101721.**

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 #101721. This is a 0% Deferred Interest Loan, due upon transfer of title. Jerry Engdahl made a motion to approve a direct homebuyer assistance applicant #101721. Rich Jablonski seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**C. Recommendation to deny direct homebuyer assistance applicant #101727.**

NENEDD Housing Loan Specialist Mandy Gear presented. NENEDD staff have reviewed the application and are recommending denial for direct homebuyer assistance for applicant #101727 based on the total debt to income ratio and housing debt to income ratio. Rich Jablonski made a motion to deny direct homebuyer assistance applicant #101727. Jerry Engdahl seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**D. Recommendation to approve applicant #101716 for owner-occupied housing rehabilitation funds up to the amount of \$25,000.00.**

NENEDD Housing Specialist Martin Griffith presented. This property is located in Columbus, is 1,000 square feet and cost of repairs per square foot is \$25.00. The house is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. The property is deemed economically feasible for the NED, Inc. Owner Occupied Housing Rehabilitation Program. Funding will be provided by NED, Inc. Housing Reuse Funds. This is a forgivable loan over 10 years. Jerry Engdahl made a motion to approve applicant #101716 for owner-occupied housing rehabilitation funds up to the amount of \$25,000.00. Rich Jablonski seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**E. Consideration to approve a \$140,000 loan to Flat Water Meats, LLC in Snyder.**

NENEDD Business Loan Specialist Jeff Christensen presented. Dustin Davis and Evan Gibson have formed Flat Water Meats, LLC (FWM) and are planning the purchase of the Prenzlow Meat

Locker in Snyder. They will continue the custom-exempt plant slaughtering and processing livestock for the exclusive use of the livestock owner. This product can't be sold. FWM will also continue to purchase boxed meat and function as a retail exempt meat processing business selling meat at its own retail store front. The total project costs are estimated to be \$350,000. NED, Inc. will lend \$140,000 to Flat Water Meats, LLC to purchase Prenzlow Meat Locker in Snyder. This loan will have a term of 15 years at an interest rate of 5.00% (fixed). NED, Inc. will file a subordinate deed of trust on the business real estate in Snyder and a subordinate UCC lien on all business assets of Flat Water Meats, LLC. NED, Inc. will require a personal guaranty from Dustin and Evan, and life insurance assignments from Dustin and Evan, each for the total amount of the loan for the life of the loan. Rich Jablonski made a motion to approve a \$140,000 loan to Flat Water Meats, LLC in Snyder. Jerry Engdahl seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**F. Consideration to approve a \$45,000 loan to Vet Clinic, P.C. in Elgin and St. Edward.**

NENEDD Business Loan Specialist Jeff Christensen presented. Jeremy Young, DMV, is planning the renovation of his veterinary clinics in Elgin and St. Edward. Town and Country Veterinary Clinic (TCVC) was established in Albion in July 1985 by Dr. Richard Cockerill. A satellite clinic was established in St. Ed in the 80's as well, and Elgin was added in the 90's. Dr. Young joined the clinic in 2006 as an associate vet. In 2009, Young became partner, buying out Dr. Cockerill's shares. In 2021, Dr. Young bought out Dr. Cody Gulbrandson's share, making him the sole owner. TCVC staffs three veterinarians and provides services for both large and small animals. Work at the Elgin clinic includes HVAC, flooring, new overhead door, and exterior sandblasting. Work at the St. Ed clinic includes a new insulated overhead door, windows, front door repairs, and some pen maintenance. The total project costs are \$50,620 for repairs/renovation to both the Elgin and St. Ed locations. NED, Inc. will lend Vet. Clinics, P.C. \$45,000 for renovations to the Elgin and St. Edward locations. This loan will have a term of 15 years at an interest rate of 5.00% (fixed). NED, Inc. will file a deed of trust on the Elgin and St. Edward locations, require personal guaranty from Dr. Jeremy and Kimberly Young, and a life insurance assignment from Dr. Young for the amount of the loan for the life of the loan. NED, Inc. will also file a deed of trust on Young's personal residence in Elgin. Jerry Engdahl made a motion to approve a \$45,000 loan to Vet Clinic, P.C. in Elgin and St. Edward. Rich Jablonski seconded that motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried.

**G. Consideration to appoint a budget and nominating committee.** NENEDD Executive Director Thomas L. Higginbotham, Jr. presented. On an annual basis, a budget and nominating committee is appointed to review and recommend to the full board of directors the next fiscal year's budget as prepared by staff and to review and recommend to the full board of directors new board members and new officers. Jerry Engdahl, Jim McCarville, and Shannon Stuchlik were nominated. Rich Jablonski made a motion to appoint a budget and nominating committee. Jerry Engdahl seconded the motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. 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 27, 2022, at 7 p.m. The meeting will be held at the following location: City of Norfolk Offices – Training Room, 309 N. 5<sup>th</sup> St., Norfolk, NE 68701.

**IX. Adjournment:** Rich Jablonski made a motion to adjourn the meeting. Jerry Engdahl seconded the motion. **AYES:** Rich Jablonski and Jerry Engdahl. **NAYS:** None. **ABSENT:** Megan Weaver, Brad Albers, and Jim McCarville. Motion carried. NENEDD Vice President Shannon Stuchlik adjourned the meeting at 7:24 p.m.