

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 27, 2022 – 7 P.M.

City of Norfolk Office – Training Room, 309 N. 5th St., Norfolk, NE 68701

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
Shannon Stuchlik, Vice President, Midwest Bank of Pierce
Jerry Engdahl, Secretary/Treasurer, Platte County Supervisor
Rich Jablonski, Columbus City Council
Jim McCarville, Northeast Community College
- Board Members Absent:**
Megan Weaver, Wakefield Progressive, Inc.
- NENEDD Staff Present:**
Thomas L. Higginbotham, Jr., Tina M. Engelbart, Mandy Gear, Kristen Rosner, and Grace Petersen.
- III. Introduction of Guests:** None.
- IV. Secretary’s Report**
- A. Consideration for approval of the April 27, 2022, agenda.** Jim McCarville made a motion to approve the April 27, 2022, agenda. Rich Jablonski seconded that motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried.
- B. Consideration to ratify the approval of the March 30, 2022, Secretary’s Report, Treasurer’s Report, and Action Items A-G, and approval of the March 30, 2022, meeting minutes.** Shannon Stuchlik made a motion to ratify the approval of the March 30, 2022, Secretary’s Report, Treasurer’s Report, and Action A-G, and approval of the March 30, 2022, meeting minutes. Jim McCarville seconded that motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried.
- V. Treasurer’s Report**
- A. Consideration for acceptance of the March 2022 Treasurer’s Report as presented.** NENEDD Fiscal Officer Kristen Rosner presented the report. Jim McCarville made a motion to accept the March 2022 Treasurer’s Report as presented. Rich Jablonski seconded the motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None.

ABSENT: Megan Weaver. Motion carried.

VI. Discussion Items

A. Quarterly Loan Review. NENEDD Fiscal Officer Kristen Rosner presented the report. She said there are currently 242 loans with around \$13,000 in delinquent payments.

VII. Action Items

A. Consideration to approve revised NED, Inc. HOME Owner Occupied Rehabilitation (OOR) Reuse Program Guidelines. NENEDD Housing Loan Specialist Mandy Gear presented. Per DED guidance, program guidelines should be reviewed annually and are required to include all items listed on a checklist they provide. One revision has been made to the most recent NED, Inc. HOME OOR guidelines. It is: NED, Inc. combined HOME and NAHTF guidelines divided into separate guidelines due to changes within NAHTF program only. Jim McCarville made a motion to approve revised NED, Inc. HOME Owner Occupied Rehabilitation (OOR) Reuse Program Guidelines. Jerry Engdahl seconded the motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried.

B. Consideration to approve revised NED, Inc. NAHTF Owner Occupied Rehabilitation (OOR) Reuse Program Guidelines. NENEDD Housing Loan Specialist Mandy Gear presented. Per DED guidance, program guidelines should be reviewed annually and are required to include all items listed on a checklist they provide. Three revisions have been made to the most recent NED, Inc. NAHTF OOR guidelines. They are: 1: NED, Inc. combined HOME and NAHTF guidelines divided into separate guidelines; 2: Increase from \$25,000 to \$40,000 per unit in NAHTF dollars; 3: Cost of rehabilitation not to exceed increased proportionately from \$25 per square foot of floor space to \$35 per square foot of floor space as a guide when determining project feasibility. Rich Jablonski made a motion to approve revised NED, Inc. NAHTF Owner Occupied Rehabilitation (OOR) Reuse Program Guidelines. Shannon Stuchlik seconded that motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried.

VIII. President/Board Comments: Brad Albers inquired about grant administration for the Northeast Nebraska Resource Conservation and Development (RC&D).

IX. Next Meeting Date: The next NED, Inc. Board of Directors meeting will be held on Wednesday, May 25, 2022, at 7 p.m. The meeting will be held at the following location: City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701.

X. Adjournment: Rich Jablonski made a motion to adjourn the meeting. Jim McCarville seconded the motion. **AYES:** Shannon Stuchlik, Rich Jablonski, Jerry Engdahl, and Jim McCarville. **NAYS:** None. **ABSENT:** Megan Weaver. Motion carried. NED, Inc. President Brad Albers adjourned the meeting at 7:18 p.m.