

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 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 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, President, Midwest Bank of Pierce
Jerry Engdahl, Vice President, Platte County Supervisor
Jim McCarville, Secretary/Treasurer, Northeast Community College
Rich Jablonski, Columbus City Council
Sally Ganem, Fremont City Council
Loren Kucera, Nebraska Business Development Center (NBDC)-Wayne
Kurt Dostal, Citizens State Bank

Board Members Absent:

None.

NENEDD Board Members Present:

Charlie Bahr, Columbus City Council; Gary Jackson, Norfolk City Council; Troy Uhlir, Madison County Commissioners; Tina Biteghe Bi Ndong, West Point Chamber of Commerce; Blake Denton, MetLife; Judy Mutzenberger, Cuming County Supervisors; and Meghann Buresh, PTAC Consultant.

NENEDD Staff Present:

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

III. Introduction of Guests: Silva Biteghe Bi Ndong.

IV. Secretary's Report

A. Consideration for approval of the July 27, 2022, agenda. Rich Jablonski made a motion to approve the July 27, 2022, agenda. Sally Ganem seconded that motion. **AYES:** Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

B. Consideration to ratify the May 25, 2022, Secretary's Report, Treasurer's Report, and Action Items A-F, and approval of the May 25, 2022, meeting minutes. Jim McCarville made a motion to ratify the May 25, 2022, Secretary's Report, Treasurer's Report, and Action Items A-F, and approval of the May 25, 2022, meeting minutes. Rich Jablonski seconded that motion. **AYES:** Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

C. Consideration to ratify the June 29, 2022, Secretary’s Report, Treasurer’s Report, and Action Items A-H, and approval of the June 29, 2022, meeting minutes. Jerry Engdahl made a motion to ratify the June 29, 2022, Secretary’s Report, Treasurer’s Report, and Action Items A-H, and approval of the June 29, 2022, meeting minutes. Jim McCarville seconded that motion.

AYES: Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

V. Treasurer’s Report

A. Consideration for acceptance of the June 2022 Treasurer’s Report as presented.

NENEDD Fiscal Officer Kristen Rosner presented the report. Jim McCarville made a motion to accept the June 2022 Treasurer’s Report as presented. Rich Jablonski seconded the motion.

AYES: Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

VI. Discussion Items

A. Quarterly Loan Review. NENEDD Fiscal Officer Kristen Rosner presented. She said there are currently 238 loans with a balance of over \$8.2 million and \$14,520, or .18 percent, in delinquent payments.

VII. Action Items

A. Consideration to approve applicant #101723 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 Scribner, is 1,448 square feet, and cost of repairs per square foot is \$17.00. The house is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. This 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 1% interest loan up to 20 years. Loren Kucera made a motion to approve applicant #101723 for owner-occupied housing rehabilitation funds up to the amount of \$25,000.00. Jim McCarville seconded the motion. **AYES:** Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

VIII. President/Board Comments: None.

IX. Next Meeting Date: The next NED, Inc. Board of Directors meeting will be held on Wednesday, August 31, 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: Sally Ganem made a motion to adjourn the meeting. Loren Kucera seconded the motion. **AYES:** Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried. NED, Inc. President Shannon Stuchlik adjourned the meeting at 7:27 p.m.