

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 14, 2022 – 7 P.M.**

*City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701  
City of Columbus Offices – 1st Floor Mayor’s Office, 2424 14th 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 7:01 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 (Norfolk)  
Jim McCarville, Secretary/Treasurer, Northeast Community College (Norfolk)  
Loren Kucera, Nebraska Business Development Center (NBDC)-Wayne (Norfolk)  
Sally Ganem, Fremont City Council (Columbus)  
Kurt Dostal, Citizens State Bank (Norfolk)

**Board Members Absent:**

Jerry Engdahl, Vice President, Platte County Supervisor  
Rich Jablonski, Columbus City Council

**NENEDD Board Members Present:**

Charlie Bahr, Columbus City Council (Columbus); Blake Denton, MetLife Investment Management (Norfolk); Meghann Buresh, PTAC Consultant (Norfolk); and Gary Jackson, Norfolk City Council (Norfolk).

**NENEDD Staff Present:**

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

- III. Introduction of Guests:** BrenDee Reinke of Herley & Reinke Accounting, P.C.
- IV. Secretary’s Report**
- A. Consideration for approval of the December 14, 2022, agenda and the October 26, 2022, meeting minutes.** Jim McCarville made a motion to approve the December 14, 2022, agenda and the October 26, 2022, meeting minutes. Kurt Dostal seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich Jablonski and Jerry Engdahl. Motion carried.
- V. Treasurer’s Report**
- A. Consideration for acceptance of the October 2022 Treasurer’s Report as presented.** NENEDD Fiscal Officer Kristen Rosner presented the report. Loren Kucera made a motion to accept the October 2022 Treasurer’s Report as presented. Jim McCarville seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:**

Rich Jablonski and Jerry Engdahl. Motion carried.

**VI. Discussion Items**

**A. Discussion of the November 2022 Treasurer's Report.** NENEDD Fiscal Officer Kristen Rosner presented the report.

**VII. Action Items**

**A. Consideration to deny applicant #101748 for owner-occupied housing rehabilitation funds.** NENEDD Housing Specialist Martin Griffith presented. NENEDD staff have reviewed the application and are recommending denial for owner-occupied housing rehabilitation funds for applicant #101748 based on the condition of the house and costs of repairs (Section 4.6 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines). Kurt Dostal made a motion to deny applicant #101748 for owner-occupied housing rehabilitation funds. Jim McCarville seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich Jablonski and Jerry Engdahl. Motion carried.

**B. Consideration to approve the change of primary lender for CC THOR INVESTMENTS – NORFOLK, LLC in Norfolk.** NENEDD Business Loan Specialist Jeff Christensen presented. This project was approved by the NED, Inc. board on 10-26-22. Neither the bank's loan nor NED, Inc's loan has been closed and the funds have not been disbursed. Since the original approval, Calvin's father, Jim Thor, wishes to provide the bank's portion of the funding for tax purposes. This is not a normal situation as bank financing is usually used as the primary lender. However, everyone (Jim & Calvin Thor and BankFirst) understands and agrees that doing this, NED, Inc. will need to be in 1<sup>st</sup> lien position on the real estate. If for some reason the NED, Inc. board does not approve this, we will remain with the original plan of having the bank provide the funding and NED, Inc. in 2<sup>nd</sup> lien position on the real estate. The bank's loan was to be set up on a 20-year term at 7.25% interest (variable). Jim's loan will also be set up on a 20-year term, but at 6.00% interest (fixed). NED, Inc. will lend \$250,000 to CC THOR INVESTMENTS – NORFOLK, LLC in Norfolk to purchase the commercial real estate at 110 N. 37<sup>th</sup> St., Suite 402, in Norfolk. This loan will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will have the following collateral: primary (1<sup>st</sup> lien position) deed of trust on the business real estate; primary (1<sup>st</sup> lien position) on all business assets of CC THOR INVESTMENTS – NORFOLK, LLC; subordinate (2<sup>nd</sup> lien position) UCC filing on the business assets of CC THOR INVESTMENTS – NORFOLK, LLC, d/b/a Cultivate Chiropractic (BankFirst currently has a UCC lien on these business assets); personal guaranty from Calvin and Chelsie; company guaranty from CC THOR INVESTMENTS – NORFOLK, LLC, d/b/a Cultivate Chiropractic; life insurance assignments from Calvin and Chelsie, each for the amount of the loan for the life of the loan; deed of trust on Calvin and Chelsie's personal residence near Beemer. Jim McCarville made a motion to approve the change of primary lender for CC THOR INVESTMENTS – NORFOLK, LLC in Norfolk. Loren Kucera seconded that motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich Jablonski and Jerry Engdahl. Motion carried.

**C. Consideration to approve NED, Inc.'s updated Microenterprise Loan Fund Program Guidelines and Procedures.** NENEDD Business Loan Specialist Jeff Christensen presented. In 2023, DED will increase the limit to \$150,000 per loan. The only change to these guidelines is in Section 2.2 Proposed Standards of the Microenterprise Loan Fund (MLE). It will now read "Maximum loan amount is \$150,000 on initial new funds; once revolved the maximum amount is \$200,000." Kurt Dostal made a motion to approve NED, Inc.'s updated Microenterprise Loan Fund Program Guidelines and Procedures. Sally Ganem seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich

Jablonski and Jerry Engdahl. Motion carried.

**D. Consideration to accept the Northeast Economic Development, Inc. Audit.** BrenDee Reinke from Herley & Reinke Accounting, P.C. presented the audit. Loren Kucera made a motion to accept the Northeast Economic Development Inc. Audit. Kurt Dostal seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich Jablonski and Jerry Engdahl. Motion carried.

**VIII. President/Board Comments:** The Board members and NENEDD staff wished each other a Merry Christmas and Happy New Year.

**IX. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, January 25, 2023, at 7 p.m. The meeting will be held via conference call.

**X. Adjournment:** Sally Ganem made a motion to adjourn the meeting. Jim McCarville seconded the motion. **AYES:** Jim McCarville, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** Rich Jablonski and Jerry Engdahl. Motion carried. NED, Inc. President Shannon Stuchlik President adjourned the meeting at 7:20 p.m.