

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT – NENEDD
SEMI-ANNUAL COUNCIL OF OFFICIALS MEETING
WEDNESDAY, DECEMBER 14, 2022 – 7:15 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 Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:22 p.m. by NENEDD Chairman Charlie Bahr 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:

Charlie Bahr, Chairman, Columbus City Council (Columbus)
Gary Jackson, Vice Chairman, Norfolk City Council (Norfolk)
Sally Ganem, Secretary/Treasurer, Fremont City Council (Columbus)
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne (Norfolk)
Blake Denton, MetLife Investment Management (Norfolk)
Meghann Buresh, PTAC Consultant (Norfolk)

Board members absent:

Tina Biteghe Bi Ndong, West Point Chamber of Commerce
Troy Uhlir, Madison County Commissioner
Judy Mutzenberger, Cuming County Supervisor

NED Inc. Board Members Present:

None.

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 to approve the December 14, 2022, agenda and the September 28, 2022, minutes. Blake Denton made a motion to approve the December 14, 2022, agenda and the September 28, 2022, minutes. Sally Ganem seconded the motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhlir, Tina Biteghe Bi Ndong, and Judy Mutzenberger. Motion carried.

V. Treasurer’s Report

A. Consideration to accept the September 2022 and October 2022 Treasurer’s Reports as presented. NENEDD Fiscal Officer Kristen Rosner presented the reports. Sally Ganem made a motion to accept the September 2022 and October 2022 Treasurer’s Reports as presented. Loren Kucera seconded the motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhlir, Tina Biteghe Bi Ndong, and Judy

Mutzenberger. Motion carried.

VI. Discussion Items

A. Quarterly Staff Reports. NENEDD staff reported to the Board their activities from October through December 2022.

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

VII. Action Items

A. Consideration to approve a \$128,800 loan to Circle M Feed and Trailer Sales, LLC, in O'Neill. NENEDD Business Loan Specialist Jeff Christensen presented. Telle and Jody Manchester are purchasing the former Sidak Feed and Trailer Sales at 49111 Highway 20 in O'Neill. The purchase includes real estate, business personal property, and inventory. It will now be called Circle M Feed and Trailer Sales, LLC, and will offer products ranging from pet food to full feed rations, inoculants, and nutritional assistance for cattle feeders. They also will sell new and used trailers, parts and service, and forage handling products. The total project costs are \$322,000. NENEDD will lend Circle M Feed and Trailer Sales, LLC, \$128,800 to purchase the business and inventory. This loan will have a term of 15 years at an interest rate of 5.00% (fixed). NENEDD will have a subordinate deed of trust on the business real estate, subordinate lien on all business personal property, and personal guaranty from Telle and Jody. NENEDD will also file a Deed of Trust on the Manchester's personal residence in O'Neill and require an assignment of life insurance from Telle for the amount of the loan for the life of the loan. Gary Jackson made a motion to approve a \$128,800 loan to Circle M Feed and Trailer Sales, LLC, in O'Neill. Blake Denton seconded the motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhlir, Tina Biteghe Bi Ndong, and Judy Mutzenberger. Motion carried.

B. Consideration to approve a \$94,512 loan to Tornado Alley, LLC, in Wisner. NENEDD Business Loan Specialist Jeff Christensen presented. Garrett Lampman is planning to purchase equipment to upgrade Tornado Alley, the bowling alley in Wisner at 507 Ave. E. It was formerly called Wisner Lanes/Coachman's Steakhouse. The equipment to be purchased includes replacing all eight lanes with synthetic lanes, replace pin setters, and replace the electronic automatic scoring system. The total project costs are \$236,281. NENEDD will lend Tornado Alley, LLC, \$94,512 to purchase equipment. The loan will have a term of 10 years at an interest rate of 4.50% (fixed). NENEDD will have a subordinate deed of trust on the business real estate (3rd position), subordinate lien on all business personal property, and personal guaranty from Garrett Lampman. NENEDD will also file a Deed of Trust on Garrett's personal residence in Pilger and require an assignment of life insurance from Garrett for the amount of the loan for the life of the loan. Gary Jackson made a motion to approve a \$94,512 loan to Tornado Alley, LLC, in Wisner. Meghann Buresh seconded that motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhlir, Tina Biteghe Bi Ndong, and Judy Mutzenberger. Motion carried.

C. Consideration to accept the Northeast Nebraska Economic Development District Audit. BrenDee Reinke from Herley & Reinke Accounting, P.C. presented the audit. Loren Kucera made a motion to accept the Northeast Nebraska Economic Development Audit. Gary Jackson seconded the motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhlir, Tina Biteghe Bi Ndong, and Judy Mutzenberger. Motion carried.

VIII. Chairman's/Board Comments: The Board members and NENEDD staff wished everyone a Merry Christmas and Happy New Year.

- IX. Next Meeting Date:** The NENEDD Board of Directors meeting will be held on Wednesday, January 25, 2023, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held via conference call.
- X. Adjournment:** Loren Kucera made a motion to adjourn the meeting. Blake Denton seconded the motion. **AYES:** Gary Jackson, Blake Denton, Meghann Buresh, Sally Ganem, and Loren Kucera. **NAYS:** None. **ABSENT:** Troy Uhler, Tina Biteghe Bi Ndong, and Judy Mutzenberger. Motion carried. NENEDD Chairman Charlie Bahr adjourned the meeting at 8:00 p.m.