

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 25, 2023 – 7 P.M.

City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701
West Point Chamber of Commerce – 200 Anna Stalp Ave., West Point, NE 68788
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)
Jerry Engdahl, Vice President, Platte County Supervisor (Columbus)
Jim McCarville, Secretary/Treasurer, Northeast Community College (Norfolk)
Rich Jablonski, Columbus City Council (Columbus)
Loren Kucera, Nebraska Business Development Center (NBDC)-Wayne (Norfolk)
Sally Ganem, Fremont City Council (West Point)
Kurt Dostal, Citizens State Bank (Norfolk)

Board Members Absent:

None.

NENEDD Board Members Present:

Charlie Bahr, Columbus City Council (Columbus); Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point); Troy Uhler, Madison County Commissioner (Norfolk); Blake Denton, MetLife Investment Management (West Point); and Meghann Buresh, Nebraska Apex Accelerator (Norfolk).

NENEDD Staff Present:

Thomas L. Higginbotham, Jr., Tina M. Engelbart, Jeff Christensen (Columbus), Mandy Gear, Kristen Rosner, and Grace Petersen in Norfolk unless otherwise stated.

III. Introduction of Guests: None.

IV. Secretary’s Report

A. Consideration for approval of the January 25, 2023, agenda and the December 14, 2022, meeting minutes. Jerry Engdahl made a motion to approve the January 25, 2023, agenda and the December 14, 2022, meeting minutes. Sally Ganem seconded the 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 November 2022 and December 2022 Treasurer’s Report as presented. NENEDD Fiscal Officer Kristen Rosner presented the report. Jim

McCarville made a motion to accept the November 2022 and December 2022 Treasurer's Report as presented. Kurt Dostal 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 the report. She said there are 113 loans with .19% in insufficient funds. Kristen said NED, Inc. has had a lot of luck with its loan repayments and that the low delinquency rate was nothing to complain about.

VII. Action Items

A. Consideration to approve a \$35,000 to Riley Lane, d/b/a Holy Cow Coffee to purchase a coffee/food trailer based out of Fullerton. NENEDD Business Loan Specialist Jeff Christensen presented. Riley Lane is planning the purchase of a coffee/food trailer to start a mobile coffee shop based out of Fullerton. It will offer specialty coffee and snacks. The total project costs are estimated to be \$48,000. NED, Inc. will lend \$35,000 to Riley Lane to purchase a coffee/food trailer and working capital. This loan will have a term of 10 years at an interest rate of 4.50% (fixed). NED, Inc. will file a first position lien on the coffee/food trailer. NED, Inc. will also have a first position UCC filing on the business assets of Holy Cow Coffee (coffee trailer) business. NED, Inc. will require life insurance assignments from Riley for the total amount of the loan for the life of the loan. NED, Inc. will also file a deed of trust on Riley's personal residence in Fullerton. Sally Ganem made a motion to approve a \$35,000 loan to Riley Lane, d/b/a Holy Cow Coffee to purchase a coffee/food trailer based out of Fullerton. 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.

B. Consideration to approve a \$115,200 loan to Schuyler Memorial Chapel, Inc. in Schuyler. NENEDD Business Loan Specialist Jeff Christensen presented. Zach Johnson and Michaela Moravec are planning the purchase of Schuyler Memorial Chapel, Inc., a funeral home business, and the real estate holding company, S.A.F.P., LLC, located at 905 A St. in Schuyler. They will purchase the Common Stock in Schuyler Memorial Chapel, Inc., and ownership interests in the LLC. They offer funeral directing, embalming, and cremation services. The total project costs are estimated to be \$303,000. NED, Inc. will lend \$115,200 to Schuyler Memorial Chapel, Inc. to purchase the funeral home business located at 905 A St. in Schuyler. This loan will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will file a subordinate deed of trust on the business real estate and a UCC lien on all business assets of Schuyler Memorial Chapel, Inc. NED, Inc. will require a company guaranty from the real estate holding company, personal guaranty from Zach, Michaela, and Michaela's husband, Trevor, and life insurance assignments from Zach and Michaela, each for the total amount of the loan for the life of the loan. NED, Inc. will also file a deed of trust on the Marovec's personal residence in Butler County. Kurt Dostal made a motion to approve a \$115,200 loan to Schuyler Memorial Chapel, Inc. in Schuyler. 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.

C. Consideration to approve a \$38,000 loan to Karla and Kevin Kahlo, d/b/a Tiny Treasures Daycare in Dodge. NENEDD Business Loan Specialist Jeff Christensen presented. Karla and Kevin Kahlo are planning the purchase of Munchkins on Main Daycare business located at 316 2nd St. in Dodge. The total project costs are estimated to be \$95,000. NED, Inc. will lend \$38,000 to Karla and Kevin Kahlo to purchase the daycare business at 316 2nd St. in Dodge. This loan will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will file a subordinate deed

of trust on the business real estate and a UCC lien on all business assets of Tiny Treasures. NED, Inc. will require a personal guaranty from both Karla and Kevin, and a life insurance assignment from Karla for the total amount of the loan for the life of the loan. NED, Inc. will also file a deed of trust on Kahlo's personal residence in Dodge. Loren Kucera made a motion to approve a \$38,000 loan to Karla and Kevin Kahlo, d/b/a Tiny Treasure's Daycare in Dodge. Kurt Dostal seconded the motion. **AYES:** Jerry Engdahl, Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, and Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.

D. Consideration to approve direct homebuyer assistance applicant #101752 in the amount of \$30,000 contingent upon all repairs being completed prior to closing. 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 #101752. This is a 0% Deferred Interest Loan, due upon transfer of title. Rich Jablonski made a motion to approve direct homebuyer assistance applicant #101752 in the amount of \$30,000 contingent upon all repairs being completed prior to closing. 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.

- VIII. President/Board Comments:** NENEDD Executive Director Thomas L. Higginbotham, Jr. told the board that Gary Jackson, former Norfolk City Councilman and Vice Chairman of the NENEDD Board, resigned due to health reasons. He said Norfolk City Councilman Thad Murren will formally be appointed to the NENEDD board in February by City of Norfolk Mayor Josh Moening.
- IX. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, February 22, 2023, at 7 p.m. The meeting will be held via conference call.
- X. Adjournment:** Loren Kucera made a motion to adjourn the meeting. 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. Motion carried. NED, Inc. President Shannon Stuchlik President adjourned the meeting at 7:27 p.m.