

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT – NENEDD
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 25, 2023 – 7:15 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 Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:27 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)
Sally Ganem, Secretary/Treasurer, Fremont City Council (West Point)
Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point)
Troy Uhlir, Madison County Commissioner (Norfolk)
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne (Norfolk)
Blake Denton, MetLife Investment Management (West Point)
Meghann Buresh, Nebraska Apex Accelerator (Norfolk)
Judy Mutzenberger, Cuming County Supervisor (West Point)

Board members absent:

None.

NED Inc. Board Members Present:

Rich Jablonski, Columbus City Council (Columbus), and Jerry Engdahl Platte County Supervisor (Columbus).

NENEDD Staff Present:

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

- III. Introduction of Guests:** None.
- IV. Secretary’s Report**
- A. Consideration to approve the January 25, 2023, agenda and the December 14, 2022, minutes.** Troy Uhlir made a motion to approve the January 25, 2023, agenda and the December 14, 2022, minutes. Sally Ganem seconded the motion. **AYES:** Troy Uhlir, Tina Biteghe Bi Ndong, Blake Denton, Meghann Buresh, Sally Ganem, Loren Kucera, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** None. Motion carried.
- V. Treasurer’s Report**
- A. Consideration to accept the November 2022 and December 2022 Treasurer’s Reports as presented.** NENEDD Fiscal Officer Kristen Rosner presented the reports. Sally Ganem made a motion to accept the November 2022 and December 2022 Treasurer’s Reports as presented. Troy Uhlir seconded the motion. **AYES:** Troy Uhlir, Tina Biteghe Bi Ndong, Blake Denton, Meghann Buresh, Sally Ganem, Loren Kucera, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** None.

Motion carried.

VI. Discussion Items

A. Quarterly Loan Review. NENEDD Fiscal Officer presented. She said there are currently 53 loans with no delinquencies to report.

VII. Action Items

A. Consideration to approve a \$164,000 loan to Murray Lumber, LLC, d/b/a West Lumber in Newman Grove. NENEDD Business Loan Specialist Jeff Christensen presented. Branden and Abbie Murray are planning the purchase of West Lumber located at 215 S. 4th St. in Newman Grove. The company's primary product is lumber materials. The majority of their income comes from building shipping crates for Lindsay Irrigation in Lindsay. The total project costs are \$977,866. NENEDD will lend Murray Construction, LLC, d/b/a West Lumber \$164,000 to purchase West Lumber in Newman Grove. This 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 Branden and Abbie. NENEDD will also file a Deed of Trust on the Murray's personal residence in Newman Grove and require an assignment of life insurance from Branden for the amount of the loan for the life of the loan. Troy Uhlir made a motion to approve a \$164,000 loan to Murray Lumber, LLC, d/b/a West Lumber in Newman Grove. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Troy Uhlir, Tina Biteghe Bi Ndong, Blake Denton, Meghann Buresh, Sally Ganem, Loren Kucera, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** None. Motion carried.

VIII. Chairman's/Board Comments: Judy Mutzenberger wished everybody a Happy New Year.

IX. Next Meeting Date: The NENEDD Board of Directors meeting will be held on Wednesday, February 22, 2023, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held via conference call.

X. Adjournment: Tina Biteghe Bi Ndong made a motion to adjourn the meeting. Sally Ganem seconded the motion. **AYES:** Troy Uhlir, Tina Biteghe Bi Ndong, Blake Denton, Meghann Buresh, Sally Ganem, Loren Kucera, and Judy Mutzenberger. **NAYS:** None. **ABSENT:** None. Motion carried. NENEDD Chairman Charlie Bahr adjourned the meeting at 7:39 p.m.