

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 26, 2023 – 7 P.M.**

City of Norfolk Offices – 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 7:01 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 Fiscal Officer, Kristen Rosner, read roll call.

Board Members Present:

Shannon Stuchlik, President, Midwest Bank of Pierce
Sally Ganem, Vice President, Fremont City Council
Kurt Dostal, Secretary/Treasurer, Citizens State Bank
Rich Jablonski, Columbus City Council
Loren Kucera, Nebraska Business Development Center (NBDC)-Wayne
Jim McCarville, Northeast Community College
Jim Hans, Village of Wynot

Board Members Absent:

None.

NENEDD Board Members Present:

None.

NENEDD Staff Present:

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

III. Introduction of Guests: NENEDD Council of Officials Representative, Tod Voss of the Village of McClean.

IV. Secretary's Report

A. Consideration for approval of the July 26, 2023, agenda and the July 12, 2023, meeting minutes. Sally Ganem made a motion to approve the July 26, 2023, agenda and the July 12, 2023, meeting minutes. Rich Jablonski seconded the motion. **AYES:** Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, Kurt Dostal, and Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried.

V. Treasurer's Report

A. Consideration for acceptance of the June 2023 Treasurer's Report as presented.

NENEDD Fiscal Officer Kristen Rosner presented the report. Jim McCarville made a motion to accept the June 2023 Treasurer's Report as presented. Kurt Dostal seconded the motion. **AYES:** Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, Kurt Dostal, and Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried.

VI. Discussion Items. Quarterly Loan Review. NENEDD Fiscal Officer Kristen Rosner presented. She said there are very few clients who have delinquent payments – .007% of 229 loans.

VII. Action Items

A. Consideration to approve a one-year contract extension for NED, Inc. NAHTF grant 20-TFHP-15004. NENEDD Housing Loan Specialist Mandy Gear presented. The original contract end date for NED, Inc. NAHTF grant 20-TFHP-15004 is Aug. 11, 2023, and there is \$116,565 in remaining NAHTF funds to be expended. A contract extension is necessary to complete the three remaining contract units, as well as for the final reports and project drawdowns to be submitted to DED. The extension request is necessary due to COVID-19 pandemic-related issues earlier during the contract period, including a rapid increase in housing prices, as well as a rising non-housing inflation causing affordability declines, in turn putting a temporary halt to the homebuying process for LMI persons. The new contract end date will be August 11, 2024. Kurt Dostal made a motion to approve a one-year contract extension for NED, Inc. NAHTF grant 20-TFHP-15004. Sally Ganem seconded that motion. **AYES:** Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, Kurt Dostal, and Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried.

B. Consideration to approve a \$250,000 loan to Puntney Family Properties, LLC, in Columbus. NENEDD Business Loan Specialist Jeff Christensen presented. Aaron and Jayme Puntney are planning the expansion of their business Puntney Family Properties, LLC, which is one of five companies they own based out of Columbus. The company operates in the transportation services sector in the lower 48 states. The expansion involves the construction of a new facility on Highway 30 east of Columbus. They currently lease an 8,000-square-foot building at 2255 E. 12th Ave. in Columbus. The new building will be 24,700 square feet, located approximately a half-mile west of the Platte/Colfax County line. The total project costs are \$5,359,829. NED, Inc. will lend \$250,000 for building construction. The \$250,000 loan will have a term of 25 years at an interest rate of 6.00% (fixed). NED, Inc. will have a subordinate deed of trust on the business real estate and a UCC lien on the business personal property of Puntney Family Properties, LLC; Puntney Trucking, LLC; Five P Logistics, LLC; and Full Throttle Truck and Trailer Repair, LLC. NED, Inc. will file a deed of trust on the Puntney's personal residences in Columbus and life insurance assignment from Aaron for the amount of the loan for the life of the loan. NED, Inc. will also require a personal guaranty from Aaron and Jayme Puntney. Due to the construction time, we will collect interest only payments for up to 12 months, then start regular principal and interest payments coordinating with the bank and SBA. Rich Jablonski made a motion to approve a \$250,000 loan to Puntney Family Properties, LLC, in Columbus. Sally Ganem seconded that motion. **AYES:** Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, Kurt Dostal, and Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried.

VIII. President/Board Comments: NENEDD Executive Director Thomas L. Higginbotham, Jr. officially welcomed Jim Hans of the Village of Wynot as a new NED, Inc. board member. Board member Sally Ganem thanked NENEDD staff and fellow board member, Loren Kucera of the Nebraska Business Development Center (NBDC)-Wayne, for their time, detail, and knowledge. Tod Voss, clerk for the Village of McClean, introduced himself and spoke about his community. Voss also serves as a NENEDD Council of Official.

IX. Next Meeting Date: The next NED, Inc. Board of Directors meeting will be held on Wednesday, Aug. 30, 2023, 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. Rich Jablonski seconded the motion. **AYES:** Jim McCarville, Rich Jablonski, Sally Ganem, Loren Kucera, Kurt Dostal, and Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried. NED, Inc. President Shannon Stuchlik adjourned the meeting at 7:27 p.m.