

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 20, 2023 – 7 P.M.**

*City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701  
Lied Randolph Library, 111 N Douglas St, Randolph, NE 68771  
West Point Chamber of Commerce, 200 Anna Stalp Ave, West Point, NE 68788  
Columbus Public Library, 2500 14th St, Columbus, NE 68601  
Fremont City Hall – Second Floor Conference Room, 400 E. Military Ave, Fremont, NE 68025*

**MINUTES**

**I. Call to Order:** The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:05 p.m. by NED, Inc. President Rich Jablonski, 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 Administrative Assistant, Mary Fleer, read roll call.

**Board Members Present:**

Rich Jablonski, President, Columbus City Council (Columbus)  
Kurt Dostal, Vice President, Citizens State Bank (Norfolk)  
Loren Kucera, Secretary/Treasurer, Nebraska Business Development Center (NBDC) Wayne (Norfolk)  
Sally Ganem, Fremont City Council (Fremont)  
Jim McCarville, Northeast Community College (Norfolk)  
Jim Hans, Village of Wynot (Randolph)  
Tod William Voss, MD, Village of McLean (Norfolk)

**Board Members Absent:** None.

**NENEDD Board Members Present:**

Charlie Bahr (Columbus)  
Troy Uhlir (Norfolk)  
Tina Biteghe Bi Ndong (West Point)  
Benjamin Benton (Randolph)  
Blake Denton (West Point)  
Meghann Buresh (Norfolk)  
Justin Webb (Norfolk)

**NENEDD Staff Present:**

Shannon Stuchlik, Martin Griffith, Kristen Rosner, Mary Fleer, Jeff Christensen (via conference call)

**III. Introduction of Guests:** None.

**IV. Secretary's Report**

**A. Consideration for approval of the December 20, 2023, agenda and November 29, 2023, meeting minutes.** Kurt Dostal made a motion to approve the December 20, 2023, agenda and the November 29, 2023, meeting minutes. Tod William Voss, MD, seconded the motion.  
**AYES:** Kurt Dostal, Loren Kucera, Sally Ganem, Jim McCarville, Jim Hans, Tod William Voss, MD. **NAYS:** None. **ABSENT:** None. Motion carried.

**V. Discussion Items**

**A. Discussion of the November 2023 Treasurer's Report.** Kristen Rosner, NENEDD Fiscal Officer presented the report.

**VI. Action Items**

- A. Consideration to accept the Fiscal Year 2023 Northeast Economic Development, Inc. audit.** NENEDD Fiscal Officer Kristen Rosner presented. Board members received the Fiscal Year 2023 audit in November. Sally Ganem and Jim McCarville thanked everyone for an exceptional audit. Loren Kucera made a motion to accept the Fiscal Year 2023 Northeast Economic Development, Inc. audit. Sally Ganem seconded the motion. **AYES:** Loren Kucera, Sally Ganem, Jim McCarville, Jim Hans, Tod William Voss, MD, Kurt Dostal. **NAYS:** None. **ABSENT:** None. Motion carried.
- B. Consideration to approve a \$200,000 loan to Leon Real Estate Houses, LLC, for the construction of a new building to expand Leon Insulation, LLC, in South Sioux City.** NENEDD Business Loan Specialist Jeff Christensen presented. The Leon's are planning the construction of a new facility to expand Leon Insulation, LLC. The building will be owned by Leon Real Estate Houses, LLC, and will be used for inventory and equipment storage. The total project costs are estimated to be \$660,000 which includes \$80,000 to purchase the real estate, \$520,000 for building construction and \$60,000 for construction contingency. Bank First in South Sioux City and the Leons are requesting that NED, Inc. provide a loan in the amount of \$200,000 towards the project. This project will retain 12 jobs. NED, Inc. will lend \$200,000 to Leon Real Estate Houses, LLC to build a new facility. The \$200,000 NED, Inc. loan will have a term of 20 years at an interest rate of 5.50% (fixed). NED, Inc. will have a subordinate deed of trust on the business real estate owned by Leon Real Estate Houses, LLC. NED, Inc. will require a life insurance assignment from the owner for the amount of the loan for the life of the loan, a personal guaranty from the owners and a company guaranty from Leon Insulation, LLC. NED, Inc. will also file a deed of trust on the Leon's personal resident in Sioux City, IA. Jim McCarville made a motion to approve a \$200,000 loan to Leon Real Estate Houses, LLC, for construction of a new building to expand Leon Insulation, LLC, in South Sioux City. Kurt Dostal seconded the motion. **AYES:** Sally Ganem, Jim McCarville, Jim Hans, Tod William Voss, MD, Kurt Dostal, Loren Kucera. **NAYS:** None. **ABSENT:** None. Motion carried.
- C. Consideration for approval of a \$16,000 loan to Howard's Holy Hoagies, LLC, to purchase a food trailer to expand their business in the Humphrey area.** NENEDD Business Loan Specialist Jeff Christensen presented. Howard's Holy Hoagies, LLC, is planning the expansion of the hoagie sandwich business with the purchase of a 2017 food trailer including equipment. The food trailer will be promoted as Hoagies "On-The-Go." The total project costs are estimated to be \$17,600. This includes \$8,000 for the purchase of a food trailer, \$1,000 for renovation, \$5,000 for furniture, fixtures, equipment (FFE) and \$3,600 for working capital/inventory. There is no bank involved in this project. The Howards are requesting that NED, Inc. provide a loan in the amount of \$16,000 for the purchase of a food trailer, FFE, W/C and inventory. The project will create one additional job for the food trailer and maintain the three jobs for a total of four jobs. NED, Inc. will lend \$16,000 to Howard's Holy Hoagies, LLC to purchase a food trailer, renovations, FFE, inventory 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 food trailer, file a deed of trust on the business real estate and UCC filing on the business personal property. NED, Inc. will have a life insurance assignment from the owner for the total amount of the loan for the life of the loan. NED, Inc. will also require a personal guaranty from the owners. Sally Ganem made a motion to approve a \$16,000 loan to Howard's Holy Hoagies, LLC to purchase a food trailer to expand their business in the Humphrey area. Tod William Voss, MD, seconded the motion. **AYES:** Jim McCarville, Jim Hans, Tod William Voss, MD, Kurt Dostal, Loren Kucera, Sally Ganem. **NAYS:** None. **ABSENT:** None. Motion carried.
- D. Consideration for approval to refinance Knox County RLF loans #6872406, #6872407, #6872408, #6872419, #6872420, #6872423, #6872424 with NED Inc.'s NDO funds.** NENEDD Business Loan Specialist Jeff Christensen presented. Using NED, Inc's NDO funds to pay off the Knox County loans will allow Knox County to have a larger fund sooner to lend to Knox County businesses. NENEDD staff contacted DED and Knox County and they agree that NED, Inc. can use its NDO funds to refinance the seven existing Knox County loans. It would be a straight refinance using NDO funds with nothing different on the loan client's term, interest rate, payments, etc. There is no requirement for any type of public hearing. Jim

Hans made a motion to approve the refinance of Knox County RLF loans #6872406, #6872407, #6872408, #6872419, #6872420, #6872423, #6872424 with NED Inc.'s NDO funds. Jim McCarville seconded the motion. **AYES:** Jim Hans, Tod William Voss, MD, Kurt Dostal, Loren Kucera, Sally Ganem, Jim McCarville. **NAYS:** None. **ABSENT:** None. Motion carried.

**E. Consideration to consolidate eligible Nebraska Department of Economic Development (DED) Micro loan funds into one account.** NENEDD Business Loan Specialist Jeff Christensen presented. Over the past several years, NED, Inc. has been awarded loan funds for microentrepreneur business loans through the Nebraska Department of Economic Development (DED). NENEDD staff has discussed and received permission from DED to consolidate those awards that have been closed out into one account. This will simplify the accounting system by eliminating several accounts. It will also allow staff to use the consolidated funds as one fund rather than six different funds. NENEDD staff recommends consolidating eligible DED Micro loan funds into one account. Kurt Dostal made a motion to approve consolidating eligible Nebraska Department of Economic Development (DED) Micro loan funds into one account. Tod William Voss, MD, seconded the motion. **AYES:** Tod William Voss, MD, Kurt Dostal, Loren Kucera, Sally Ganem, Jim McCarville, Jim Hans. **NAYS:** None. **ABSENT:** None. Motion carried.

**VII. President/Board Comments:** Rich Jablonski, President, wished everyone a blessed holiday and to be safe. Jim McCarville also wished everyone a Merry Christmas and a Happy New Year.

**VIII. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, January 31, 2024, at 7 p.m. The meeting will be held via conference call.

**IX. Adjournment:** Kurt Dostal made a motion to adjourn the meeting. Loren Kucera seconded the motion. **AYES:** Kurt Dostal, Loren Kucera, Sally Ganem, Jim McCarville, Jim Hans, Tod William Voss, MD. **NAYS:** None. **ABSENT:** None. Motion carried. President Rich Jablonski adjourned the meeting at 7:28 p.m.