

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 24, 2024 - 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 7:00 p.m. by NED, Inc. President, Rich Jablonski, who informed the public about the location of the open meetings act 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
Loren Kucera, Secretary/Treasurer, Nebraska Business Development Center Wayne
Sally Ganem, Fremont City Council
Tod William Voss, MD, Village of McLean
- Board Members Absent:**
Kurt Dostal, Vice President, Citizens State Bank
Jim McCarville, Northeast Community College
Jim Hans, Village of Wynot
- NENEDD Board Members Present:** None.
- NENEDD Staff Present:**
Martin Griffith, Kristen Rosner, Mary Fleer, Mandy Gear
- III. Introduction of Guests:** None.
- IV. Secretary’s Report**
- A. Consideration for approval of the April 24, 2024, agenda and March 27, 2024, meeting minutes.** Sally Ganem made a motion to approve the April 24, 2024, agenda and the March 27, 2024, meeting minutes. Loren Kucera seconded the motion. **AYES:** Sally Ganem, Tod W. Voss, MD, Loren Kucera. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim McCarville, Jim Hans. Motion carried.
- V. Treasurer’s Report**
- A. Consideration for acceptance of the March 2024 Treasurer’s Report as presented.** NENEDD Fiscal Officer Kristen Rosner presented the report. Tod W. Voss, MD made a motion to accept the March 2024 Treasurer’s Report as presented. Sally Ganem seconded the motion. **AYES:** Tod W. Voss, MD, Loren Kucera, Sally Ganem. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim McCarville, Jim Hans. Motion carried.
- VI. Discussion Items**
- A. Quarterly Loan Review.** NENEDD Fiscal Officer Kristen Rosner presented the

quarterly loan review.

VII. Action Items

A. Consideration for approval for Direct Homebuyer Assistance applicant #101801 in the amount of \$30,000 contingent on the balance of repairs being completed prior to loan 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 #101801 contingent on the balance of repairs being completed prior to loan closing. This is a 0% deferred interest loan due upon transfer of title. Loren Kucera made a motion to accept Direct Homebuyer Assistance applicant #101801. Sally Ganem seconded the motion. **AYES:** Sally Ganem, Tod W. Voss, MD, Loren Kucera. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim McCarville, Jim Hans. Motion carried.

VIII. President/Board Comments: None.

IX. Next Meeting Date: The next NED, Inc. Board of Directors meeting will be held on Wednesday, May 29, 2024, at 7:00 p.m. The meeting will be held at the City of Norfolk offices.

X. Adjournment: Loren Kucera made a motion to adjourn the meeting. Tod W. Voss, MD, seconded the motion. **AYES:** Loren Kucera, Sally Ganem, Tod W. Voss, MD. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim McCarville, Jim Hans. Motion carried. President Rich Jablonski adjourned the meeting at 7:11 p.m.