

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, JUNE 26, 2024 - 7 P.M.**

*City of Norfolk Offices – Training Room, 309 N. 5<sup>th</sup> 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  
Kurt Dostal, Vice President, Citizens State Bank  
Loren Kucera, Secretary/Treasurer, Nebraska Business Development Center Wayne  
Jim McCarville, Northeast Community College  
Jim Hans, Village of Wynot  
Tod William Voss, MD, Village of McLean

**Board Members Absent:**

Sally Ganem, Fremont City Council

**NENEDD Board Members Present:**

Troy Uhlir, Justin Webb, Benjamin Benton, Charlie Bahr, Meghan Buresh, Tina Biteghe Bi Ndong, Blake Denton

**NENEDD Staff Present:**

Shannon Stuchlik, Martin Griffith, Carol Uhing, Mary Fleer, Jeff Christensen

**III. Introduction of Guests:** Terry Pinkelman, Village of Wynot

**IV. Secretary's Report**

**A. Consideration for approval of the June 26, 2024, agenda and May 29, 2024, meeting minutes.** Jim McCarville made a motion to approve the June 26, 2024, agenda and the May 29, 2024, meeting minutes. Kurt Dostal seconded the motion. **AYES:** Kurt Dostal, Loren Kucera, Jim McCarville, Jim Hans, Tod Voss, MD. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**V. Treasurer's Report**

**A. Consideration for acceptance of the May 2024 Treasurer's Report as presented.** NENEDD Fiscal Officer, Carol Uhing, presented the report. Kurt Dostal made a motion to accept the May 2024 Treasurer's Report as presented. Loren Kucera seconded the motion. **AYES:** Loren Kucera, Jim McCarville, Jim Hans, Tod Voss, MD, Kurt Dostal. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**VI. Discussion Items**

- A. 2024-2025 Meeting dates and locations.** Meeting dates and tentative locations were discussed with a recommendation to vary locations in the 2024-2025 fiscal year.

**VII. Action Items**

- A. Consideration to adopt the 2024-2025 NED, Inc. budget as recommended by the budget committee.** The 2024-2025 NED, Inc. budget was supplied for review and acceptance. Kurt Dostal made a motion to accept the 2024-2025 NED, Inc. budget. Jim McCarvill seconded the motion. **AYES:** Jim McCarville, Jim Hans, Tod Voss, MD, Kurt Dostal, Loren Kucera. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- B. Consideration to appoint Tod W. Voss, MD, to the Northeast Economic Development, Inc. Board of Directors for a three-year term.** Tod W. Voss, MD, was selected to fill an open board position from October 2023 to June 2024. It was recommended to formally appoint him for a full three-year term to the board from July 2024 to June 2027. Jim McCarville made a motion to appoint Tod W. Voss, MD, to the NED, Inc. Board of Directors for a three-year term. Loren Kucera seconded the motion. **AYES:** Jim Hans, Kurt Dostal, Loren Kucera, Jim McCarville. **NAYS:** None. **ABSTAIN:** Tod Voss, MD. **ABSENT:** Sally Ganem. Motion carried.
- C. Consideration to approve a \$100,000 loan to High Flyers Golf Bar, LLC, in Humphrey.** NENEDD Business Loan Specialist, Jeff Christensen, presented. The members of High Flyers Golf Bar, LLC, are planning the purchase of the Mugs & Jugs bar located in Humphrey. The building is a single-story building with a basement. It has a bar, dining area, kitchen, bathrooms and cement patio. It will be converted into a sports bar that will provide people in the area with a place to eat, drink and golf year-round no matter the weather. They will purchase a golf simulator for family entertainment which includes an enclosure, impact screen, hitting turf, computer and projector. They will also purchase a commercial grade air fryer for the kitchen. The project also includes \$35,000 to purchase an empty lot across the street that will be used as a beer garden and to host special events. The total project costs are estimated to be \$325,000 which includes \$183,000 to purchase the Mugs & Jugs bar and real estate across the street, \$50,000 for renovation, \$35,500 for FFE, \$11,300 for fees, \$27,500 for inventory and working capital and \$29,000 for the golf simulator. The project will create four jobs, including the new manager, but does not include the three LLC members. NED, Inc. will lend \$100,000 for the High Flyers Golf Bar project. 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 both commercial real estate properties in Humphrey and a subordinate UCC lien on all business personal property of High Flyers Golf Bar, LLC. NED, Inc. will require a personal guarantee from the three LLC members and request an assignment of life insurance from each member for the amount of the loan for the life of the loan. Loren Kucera made a motion to approve a \$100,000 loan to High Flyers Golf Bar, LLC, in Humphrey. Kurt Dostal seconded the motion. **AYES:** Tod Voss, MD, Kurt Dostal, Loren Kucera, Jim McCarville, Jim Hans. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- D. Consideration to approve a \$52,000 loan to The Tanning Place, LLC, in Columbus.** NENEDD Business Loan Specialist, Jeff Christensen, presented. An individual is planning the purchase of The Tanning Place, LLC (TTP), located at 2478 32<sup>nd</sup> Avenue in Columbus. This has been the only location since it opened in

2015 by the current owners. The purchase includes all furniture, fixtures, equipment, inventory, intangible property and good will of TTP. The main services offered are tanning booths, red light therapy and spray tanning to individuals. There are seven high-quality tanning beds, one red light therapy bed and one spray tan booth. They also offer retail sales of tanning essentials. Small changes have been made over the years and there are no major upgrades necessary at this time. The total project costs are estimated to be \$130,000. This includes \$60,000 for FFE and inventory and \$70,000 for the LLC purchase, intangible property and good will. NED, Inc. will lend \$52,000 to the new owner to purchase The Tanning Place salon business in Columbus. The loan will have a term of 10 years at an interest rate of 4.50% (fixed). NED, Inc. will file a subordinate UCC lien on the business personal property of The Tanning Place, LLC. NED, Inc. will require a personal guaranty and request a life insurance assignment from the new owner for the total amount of the loan for the life of the loan. NED, Inc. will also file a deed of trust on the new owner's grandmother's house in Columbus where the new owner lives/rents. Kurt Dostal made a motion to approve a \$52,000 loan to The Tanning Place, LLC, in Columbus. Jim McCarville seconded the motion. **AYES:** Kurt Dostal, Jim McCarville, Jim Hans, Tod Voss, MD. **NAYS:** None. **ABSTAIN:** Loren Kucera. **ABSENT:** Sally Ganem. Motion carried.

- E. Consideration to approve the reappointment of Nicole Sedlacek, Adam Rief and Chad Anderson to another three-year term on the Northeast RLF Committee.** NENEDD Business Loan Specialist, Jeff Christensen, presented. The Northeast RLF Committee is a nine-member group that reviews NENEDD, NED, Inc. and local community business loans and makes recommendations for approval. The terms of Nicole Sedlacek, Adam Rief and Chad Anderson are due for renewal. All three have agreed to stay on for another three-year term. Loren Kucera made a motion to approve the reappointment of Nicole Sedlacek, Adam Rief and Chad Anderson to another three-year term on the Northeast RLF Committee. Jim McCarville seconded the motion. **AYES:** Loren Kucera, Jim McCarville, Jim Hans Tod Voss, MD, Kurt Dostal. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**VIII. Executive Session: (None)**

- IX. President/Board Comments:** President Rich Jablonski extended a welcome to new Fiscal Officer, Carol Uhing. Shannon Stuchlik, Executive Director, wished everyone a happy 4<sup>th</sup> of July.
- X. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, July 31, 2024, at 7:00 p.m. The meeting will be held at the City of Norfolk Offices – Training Room, 309 N. 5<sup>th</sup> St., Norfolk, NE 68701.
- XI. Adjournment:** Loren Kucera made a motion to adjourn the meeting. Kurt Dostal seconded the motion. **AYES:** Loren Kucera, Jim McCarville, Jim Hans Tod Voss, MD, Kurt Dostal. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried. President Rich Jablonski adjourned the meeting at 7:22 p.m.