

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 31, 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 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
Tod William Voss, MD, Village of McLean
- Board Members Absent:**
Sally Ganem, Fremont City Council
Jim Hans, Village of Wynot
- NENEDD Board Members Present:** Doug Huttman, Troy Uhlir, Tina Biteghe Bi Ndong, Benjamin Benton, Blake Denton, Charlie Bahr, Meghann Buresh, Justin Webb
- NENEDD Staff Present:** Shannon Stuchlik, Martin Griffith, Jeff Christensen, Mandy Gear, Mary Fleer
- III. Introduction of Guests:** None.
- IV. Secretary’s Report**
- A. Consideration for approval of the July 31, 2024, agenda and the June 26, 2024, meeting minutes.** Kurt Dostal made a motion to approve the July 31, 2024, agenda and the June 26, 2024, meeting minutes. Jim McCarville seconded the motion. **AYES:** Kurt Dostal, Loren Kucera, Jim McCarville, Tod W. Voss, MD. **NAYS:** None. **ABSENT:** Sally Ganem, Jim Hans. Motion carried.
- V. Treasurer’s Report**
- A.** The June treasurer’s report was unavailable and will be available at the August 28, 2024, meeting.
- VI. Discussion Items:** None.

VII. Action Items

- A. Consideration for approval for an interest rate change for all new NED, Inc. business loans effective October 1, 2024.** NENEDD Business Loan Specialist, Jeff Christensen, presented. As bank interest rates have increased significantly in recent years, NENEDD staff and the Northeast Loan Committee have recommended that NED, Inc. increase the business loan interest rate 1.00% effective October 1, 2024. Loren Kucera made a motion to approve an interest rate change for all new NED, Inc. business loans effective October 1, 2024. Kurt Dostal seconded the motion. **AYES:** Loren Kucera, Jim McCarville, Tod W. Voss, MD, Kurt Dostal. **NAYS:** None. **ABSENT:** Sally Ganem, Jim Hans. Motion carried.
- B. Consideration to approve direct homebuyer assistance applicant #101807 in the amount of \$30,000.** 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 #101807. This is a 0% deferred interest loan due upon transfer of title. Loren Kucera made a motion to approve direct homebuyer assistance applicant #101807 in the amount of \$30,000. Tod W. Voss, MD, seconded the motion. **AYES:** Jim McCarville, Tod W. Voss, MD, Kurt Dostal, Loren Kucera. **NAYS:** None. **ABSENT:** Sally Ganem, Jim Hans. Motion carried.
- C. Consideration to approve direct homebuyer assistance applicant #101808 in the amount of \$30,000.** 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 #101808. This is a 0% deferred interest loan due upon transfer of title. Kurt Dostal made a motion to approve direct homebuyer assistance applicant #101808 in the amount of \$30,000. Jim McCarville seconded the motion. **AYES:** Tod W. Voss, MD, Kurt Dostal, Loren Kucera, Jim McCarville. **NAYS:** None. **ABSENT:** Sally Ganem, Jim Hans. Motion carried.

VIII. President/Board Comments: President Rich Jablonski invited everyone to the Columbus Days 50-year milestone celebration.

IX. Next Meeting Date: The next NED, Inc. Board of Directors meeting will be held on Wednesday, August 28, 2024, at 7 p.m. The meeting will be held at the City of Norfolk Offices Training Room, 309 N. 5th St., Norfolk, NE 68701.

X. Adjournment: Loren Kucera made a motion to adjourn the meeting. Tod W. Voss, MD seconded the motion. **AYES:** Tod W. Voss, MD, Kurt Dostal, Loren Kucera, Jim McCarville. **NAYS:** None. **ABSENT:** Sally Ganem, Jim Hans. Motion carried. President Rich Jablonski adjourned the meeting at 7:17 p.m.