

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT  
COUNCIL OF OFFICIALS ANNUAL MEETING  
WEDNESDAY, JUNE 26, 2024 – 7:15 P.M.**

*City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk, NE 68701*

**MINUTES**

**I. Call to Order:** The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:23 p.m. by NENEDD Chairman Charlie Bahr 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:**

Charlie Bahr, Chairman, Columbus City Council  
Troy Uhlir, Secretary/Treasurer, Madison County Commissioner  
Tina Biteghe Bi Ndong, West Point Chamber of Commerce  
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne  
Meghann Buresh, Nebraska Apex Accelerator  
Benjamin Benton, Small Business Development Center (SBDC), Wayne  
Blake Denton, MetLife Investment Management  
Justin Webb, Norfolk City Council

**Board Members Absent:**

Sally Ganem, Vice Chairwoman, Fremont City Council

**NED, Inc. Board Members Present:** Tod W. Voss, MD, Jim Hans

**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 to approve the June 26, 2024, agenda and the May 29, 2024, minutes.** Tina Biteghe Bi Ndong made a motion to approve the June 26, 2024, agenda and the May 29, 2024, minutes. Troy Uhlir seconded the motion. **AYES:** Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Loren Kucera, Benjamin Benton, Meghann Buresh, Justin Webb **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**V. Treasurer’s Report**

**A. Consideration to accept the May 2024 Treasurer’s Report as presented.** NENEDD Fiscal Officer, Carol Uhing, presented the report. Tina Biteghe Bi Ndong made a motion to accept the May 2024 treasurer’s report as presented. Troy Uhlir seconded the motion. **AYES:** Troy Uhlir, Blake Denton, Loren Kucera, Benjamin Benton, Meghann Buresh, Justin Webb, Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**VI. Discussion Items**

**A. Quarterly Staff Reports.** Staff reports from April-June 2024 were submitted by NENEDD staff.

**B. 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 NENEDD budget as recommended by the budget committee.** The 2024-2025 NED, Inc. budget was supplied for review and acceptance. Troy Uhlir made a motion to accept the 2024-2025 NENEDD budget. Benjamin Benton seconded the motion. **AYES:** Blake Denton, Loren Kucera, Benjamin Benton, Meghann Buresh, Justin Webb, Tina Biteghe Bi Ndong, Troy Uhlir. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- B. Consideration to appoint Doug Huttman to the NENEDD Board of Directors for a three-year term.** The nominating committee has recommended appointing Doug Huttman, Stanton County Commissioner, to the NENEDD Board of Directors for a three-year term from July 2024 to June 2027. Tina Biteghe Bi Ndong made a motion to appoint Doug Huttman to the NENEDD Board of Directors for a three-year term. Troy Uhlir seconded the motion. **AYES:** Loren Kucera, Benjamin Benton, Meghann Buresh, Justin Webb, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- C. Recommendation to amend the Northeast Nebraska Economic Development District Personnel Policies and Procedures manual.** The amendment is to the NENEDD Personnel Policies and Procedures manual, section 1X, subpart 9.03, paragraph 1 adding “Employees submitting the request for overtime form are required to work the appropriate flex schedule to minimize overtime” after sentence four and paragraph two of the same subpart replacing the words “the work week” with the words “40 working hours per week.” Troy Uhlir made a motion to amend the NENEDD Personnel Policies and Procedures manual as above. Meghann Buresh seconded the motion. **AYES:** Benjamin Benton, Meghann Buresh, Justin Webb, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Loren Kucera. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- D. Consideration for approval of a \$200,000 loan to name TBD (Precision Packagers) in Madison.** NENEDD Business Loan Specialist, Jeff Christensen, presented. Three individuals are coming together to form an S Corporation, name TBD, but along the lines of Precision Packagers, Inc. Precision Packagers, Inc. is set to revolutionize the co-packing industry by introducing innovative and adaptable packaging solutions tailored for both new and established players in the food sector. Slated for establishment in 2024 by the founders, the company will operate from a facility located at 109 S. Main Street in Madison, pending the successful acquisition of the former Todd’s BBI. The total project costs are estimated to be \$1,860,000. This includes \$800,000 for the building/real estate, \$600,000 for business personal property and \$460,000 for working capital/inventory. This project will maintain 22 current jobs (including 15 production jobs), with plans to add an additional 3 for a total of 25. NENEDD will lend \$200,000 to TBD (Precision Packagers) to purchase equipment. This loan will have a term of 7 years at an interest rate of 4.50% (fixed). NENEDD will file a subordinate UCC lien on the business personal property of TBD (Precision Packagers) and file a deed of trust on the commercial real estate being purchased. NENEDD will require a personal guaranty from the three owners and request a life insurance assignment from two of the owners each for the total amount of the loan for the life of the loan. Tina Biteghe Bi Ndong made a motion to approve a \$200,000 loan to name TBD (Precision Packagers) in Madison. Meghann Buresh seconded the motion. **AYES:** Meghann Buresh, Justin Webb, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Loren Kucera, Benjamin Benton. **NAYS:** None. **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. Blake Denton 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. Meghann Buresh seconded the motion.

**AYES:** Justin Webb, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Loren Kucera, Benjamin Benton, Meghann Buresh. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

**VIII. Chairman's/Board Comments:** Chairman Charlie Bahr wished everyone a safe and happy 4<sup>th</sup> of July. Loren Kucera made a comment to revisit having Annual Meetings.

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

**X. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, July 31, 2024, at 7:15 p.m. or following the NED, Inc., board meeting. The meeting will be held at the following location: City of Norfolk Offices – Training Room, 309 N. 5<sup>th</sup> St., Norfolk, NE 68701.

**XI. Adjournment:** Troy Uhlir made a motion to adjourn the meeting. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Loren Kucera, Benjamin Benton, Meghann Buresh, Justin Webb. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried. NENEDD Chairman Charlie Bahr adjourned the meeting at 7:45p.m.