

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
NENEDD BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 31, 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 7:19 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 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 McCarville

NENEDD Staff Present: Shannon Stuchlik, Martin Griffith, Mary Fleer, Jeff Christensen

III. Introduction of Guests: None.

IV. Secretary’s Report

A. Consideration to approve the July 31, 2024, agenda and the June 26, 2024, minutes.
Troy Uhlir made a motion to approve the July 31, 2024, agenda and the June 26, 2024, minutes. Benjamin Benton seconded the motion. **AYES:** Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Meghann Buresh, Justin Webb, Benjamin Benton, Doug Huttman. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

V. Treasurer’s Report

A. The June 2024 treasurer’s report was unavailable and will be available at the August 28, 2024, meeting.

VI. Discussion Items: None.

VII. Action Items

A. Certify NENEDD is operating in accordance with EDA CARES Act approved RLF plan. NENEDD Business Loan Specialist, Jeff Christensen, presented. NENEDD submits an annual report to the Economic Development Administration (EDA) relating to its CARES Act Revolving Loan Fund (RLF) and certifies that the CARES Act RLF Plan is consistent with and supportive of the area’s current economic adjustment strategy, the RLF is being operated in accordance with the policies and procedures contained in the CARES Act RLF plan and the loan portfolio meets the standards contained therein. Tina Biteghe Bi Ndong made a motion to certify that NENEDD is operating in accordance with the EDA

CARES Act approved RLF Plan. Troy Uhlir seconded the motion. **AYES:** Troy Uhlir, Blake Denton, Meghann Buresh, Justin Webb, Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

- B. Approval of the Resolution for League Association of Risk Management (LARM) insurance.** NENEDD Executive Director, Shannon Stuchlik, presented. LARM has been selected since 2013 to provide NENEDD’s worker’s compensation, general liability, errors and omissions, auto liability, auto physical damage and commercial property insurance coverage. Tina Biteghe Bi Ndong made a motion to approve the resolution with League Association of Risk Management (LARM). Blake Denton seconded the motion. **AYES:** Blake Denton, Meghann Buresh, Justin Webb, Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong, Troy Uhlir. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- C. Consideration for approval of a \$50,000 loan to CCLB Thor, LLC, d/b/a Cultivate Chiropractic in Norfolk.** NENEDD Business Loan Specialist, Jeff Christensen, presented. The members of CCLB Thor, LLC, d/b/a Cultivate Chiropractic are expanding their business, adding two doctors and are requesting \$50,000 in working capital to help finance this expansion. Tina Biteghe Bi Ndong made a motion to table this action item until the August 28, 2024, NENEDD Board of Directors Meeting. Troy Uhlir seconded the motion. **AYES:** Meghann Buresh, Justin Webb, Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.
- D. Consideration for approval for an interest rate change for all new NENEDD 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 NENEDD increase the business loan interest rate 1.00% effective October 1, 2024. Tina Biteghe Bi Ndong made a motion to approve an interest rate change for all new NENEDD business loans effective October 1, 2024. Troy Uhlir seconded the motion. **AYES:** Justin Webb, Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Meghann Buresh. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

VIII. Executive Session

- A. Executive Session to discuss personnel issues.** Troy Uhlir made a motion to enter an executive session at 7:38 p.m. Justin Webb seconded the motion. **AYES:** Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Meghann Buresh, Justin Webb. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried.

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, August 28, 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. 5th St., Norfolk, NE 68701.

- X. Adjournment:** Motion was made and seconded to adjourn after the executive session. **AYES:** Benjamin Benton, Doug Huttmann, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Meghann Buresh, Justin Webb. **NAYS:** None. **ABSENT:** Sally Ganem. Motion carried. NENEDD Chairman Charlie Bahr adjourned the meeting at 8:40 p.m.