

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, AUGUST 28, 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 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 Fleeer, 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  
Jim McCarville, Northeast Community College  
Tod William Voss, MD, Village of McLean
- Board Members Absent:**  
Kurt Dostal, Vice President, Citizens State Bank  
Jim Hans, Village of Wynot
- NENEDD Board Members Present:** Charlie Bahr, Benjamin Benton, Doug Huttman, Meghann Buresh, Tina Biteghe Bi Ndong, Troy Uhlir
- NENEDD Staff Present:** Mandy Gear, Martin Griffith, Jeff Christensen, Mary Fleeer
- III. Introduction of Guests:**  
Ron Schilling, City of Columbus  
Wyatt Eriksen, McMill CPAs & Advisors
- IV. Secretary’s Report**
- A. Consideration for approval of the August 28, 2024, agenda and the July 31, 2024, meeting minutes.** Tod Voss, MD made a motion to approve the August 28, 2024, agenda and the July 31, 2024, meeting minutes. Loren Kucera seconded the motion. **AYES:** Loren Kucera, Sally Ganem, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim Hans. Motion carried.
- V. Discussion Items**
- A. Status of treasurer’s report and financials.** Wyatt Eriksen, McMill CPAs & Advisors, reported on the status of the treasurer’s reports and financials. Reports were made available to board members.
- VI. Action Items**
- A. Consideration to approve the general corporate resolution as presented.** Mandy Gear, NENEDD Interim Executive Director, presented. Due to the resignation of Shannon Stuchlik as Executive Director on August 2, 2024, new authorization to sign

documents was given to Mandy Gear, Interim Executive Director. Sally Ganem made a motion to approve the general corporate resolution as presented. Tod Voss, MD, seconded the motion. **AYES:** Sally Ganem, Jim McCarville, Tod Voss, MD, Loren Kucera. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim Hans. Motion carried.

**B. Consideration to authorize Wyatt Eriksen of McMill CPAs & Advisors access to bank accounts at Elkhorn Valley Bank & Trust and Pinnacle Bank for bookkeeping purposes.** Martin Griffith, NENEDD Deputy Director, presented.

McMill CPAs & Advisors is currently doing bookkeeping for NED, Inc. In order to efficiently manage the accounting, Wyatt Eriksen of McMill CPAs & Advisors will need access to bank accounts at Elkhorn Valley Bank & Trust and Pinnacle Bank. Sally Ganem made a motion to approve authorization for Wyatt Eriksen to access the bank accounts for bookkeeping purposes. Jim McCarville seconded the motion. **AYES:** Jim McCarville, Tod Voss, MD, Loren Kucera, Sally Ganem. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim Hans. Motion carried.

**C. Consideration for approval of a \$140,000 loan to Old Mill Sales & Repairs, LLC, in Oakdale.** Jeff Christensen, NENEDD Business Loan Specialist, presented.

The sole member of Old Mill Sales & Repairs, LLC, is planning the expansion of his vehicle repair and auto sales business with the construction of a new 40' x 60' shop. The member will also purchase Mr. S's convenience store which has two acres to build the new shop and space to display used cars for sale. Total building costs are estimated to be \$367,720. NED, Inc. will lend \$140,000 for construction of a new 40' x 60' auto repair shop. The loan will have a term of 20 years at an interest rate of 5.50% fixed. NED, Inc. will be subordinate only to the bank. NED, Inc. will file a deed of trust on the two acres being purchased and the salvage yard. NED, Inc. will file a subordinate UCC lien on all business personal property of Old Mill Sales & Repairs, LLC. NED, Inc. will also have a personal guaranty from the owner and file a deed of trust on the owner's personal residence in Oakdale. NED, Inc. will also request an assignment of life insurance from the owner for the amount of the loan for the life of the loan. Loren Kucera made a motion to approve a \$140,000 loan to Old Mill Sales & Repairs, LLC, in Oakdale. Tod Voss, MD, seconded the motion. **AYES:** Tod Voss, MD, Loren Kucera, Sally Ganem, Jim McCarville. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim Hans. Motion carried.

**VII. President/Board Comments:** Board President Rich Jablonski thanked staff for keeping NENEDD afloat and shared his appreciation. Mandy Gear, Interim Executive Director, discussed staffing and thanked the staff and the board for sticking by her and Martin Griffith during the transitional period. She also thanked Wyatt Eriksen for his patience and professionalism while working on the bookkeeping for NED, Inc and NENEDD.

**VIII. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, September 25, 2024, at 7 p.m. The meeting will be held at the City of Norfolk Offices Training Room, 309 N. 5<sup>th</sup> Street, Norfolk.

**IX. Adjournment:** Loren Kucera made a motion to adjourn the meeting. Tod Voss, MD, seconded the motion. **AYES:** Loren Kucera, Sally Ganem, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Kurt Dostal, Jim Hans. Motion carried. President Rich Jablonski adjourned the meeting at 7:15 p.m.