

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, FEBRUARY 26, 2025- 7 P.M.

*City of Norfolk Offices – Training Room, 309 N. 5th St., Norfolk  
Columbus Community Building – Room 223, 2500 14th St, Columbus  
West Point Chamber of Commerce, 200 Anna Stalp Avenue, West Point  
Fremont Municipal Building, 400 E. Military Ave., Fremont*

**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 Flear, read roll call.

**Board Members Present:**

Rich Jablonski, President, Columbus City Council (Columbus)  
Kurt Dostal, Vice President, Citizens State Bank (Norfolk)  
Loren Kucera, Secretary/Treasurer, Nebraska Business Development Center Wayne (West Point)  
Sally Ganem, Fremont City Council (Fremont)  
Jim McCarville, Northeast Community College (Norfolk)  
Tod William Voss, MD, Village of McLean (Norfolk)

**Board Members Absent:**

Jim Hans, Village of Wynot

**NENEDD Board Members Present:**

Charlie Bahr (Columbus)  
Benjamin Benton (Norfolk)  
Troy Uhlir (Norfolk)  
Tina Biteghe Bi Ndong (Norfolk)

**NENEDD Staff Present:** Mandy Gear, Andrea Larson, Jill Godfrey, Jeff Christensen, Mary Flear

**III. Introduction of Guests:**

Judy Mutzenberger, Cuming County Supervisor  
Cody Weitzenkamp, Hooper City Council  
John Steinkraus, Pierce County Commissioner

**IV. Secretary's Report**

**A. Consideration for approval of the February 26, 2025 agenda.** Sally Ganem made a motion to approve the February 26, 2025 agenda. Kurt Dostal seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried.

**B. Consideration to ratify the January 29, 2025 secretary's report, the December 2024 treasurer's report, action items A-B and the January 29, 2025 meeting**

**minutes.** Sally Ganem made a motion to ratify the January 29, 2025 secretary's report, the December 2024 treasurer's report, action items A-B and the January 29, 2025 meeting minutes. Kurt Dostal seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried.

**V. Treasurer's Report**

**A. Consideration for acceptance of the January 2025 Treasurer's Report as presented.** NENEDD Fiscal Officer Jill Godfrey presented the report. Kurt Dostal made a motion to accept the January 2025 Treasurer's Report as presented. Jim McCarville seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried.

**VI. Discussion Items: None.**

**VII. Action Items**

**A. Consideration for approval of applicant #101790 for housing rehabilitation funds up to the amount of \$25,000.** NENEDD Executive Director, Mandy Gear, presented. The house under consideration is structurally sound, in good condition and after repairs will meet or exceed all of the minimum rehabilitation standards. Therefore, it is deemed economically feasible for the NED, Inc. Owner Occupied Housing Rehabilitation program. Jim McCarville made a motion to approve applicant #101790 for housing rehabilitation funds up to the amount of \$25,000. Tod Voss, MD seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried.

**B. Consideration of a \$140,000 loan to Hinrichs Investments, LLC, in Norfolk.** NENEDD Business Loan Specialist, Jeff Christensen, presented. Bryce Hinrichs has formed Hinrichs Investments, LLC, as a real estate holding company and is planning the purchase of two adjacent shop condos to expand his business, Window Medics, LLC, which will lease from Hinrichs Investments, LLC. The brand-new shop condos are located in the Bradford Business Park on the west edge of Norfolk. There are a total of eight shop condos (one building) being built of which Bryce will purchase two. This project will provide valuable shop space for small business owners to expand their businesses as well as for personal use from those who desire more space. The project will maintain two jobs including Bryce and will create two additional jobs all for Window Medics. The total project costs are \$400,000 to purchase the two 60' x 60' shop units. NED, Inc. will provide a loan in the amount of \$140,000 to purchase the two shop condos. This loan will have a term of 20 years at an interest rate of 6.50% fixed. NED, Inc. will file a subordinate deed of trust on the commercial real estate and on all business personal property of Hinrichs Investments, LLC, and Window Medics, LLC. NED, Inc. will require a personal guaranty from Bryce and his wife and a company guaranty from Window Medics, LLC. NED, Inc. will file a deed of trust on the Hinrichs' personal residence in Norfolk and request an assignment of life insurance from Bryce for the amount of the NED, Inc. loan for the life of the loan. Kurt Dostal made a motion to approve a \$140,000 loan to Hinrichs Investments, LLC, in Norfolk. Sally Ganem seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:**

Jim Hans. Motion carried.

**C. Consideration for acceptance of the NED, Inc. fiscal year 2024 audit. The board members were supplied with a copy of the audit last month.** Tod Voss, MD, made a motion to accept the NED, Inc. fiscal year 2024 audit. Jim McCarville seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried.

**VIII. President/Board Comments:** Sally Ganem complimented Jill Godfrey for her successful efforts during the audit. NENEDD Executive Director, Mandy Gear, noted that at the March meeting, the board will need to vote on a nominating and budget committee. She asked that if anyone is interested, to please let her know by March 10th so this committee can be formed promptly.

**IX. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be held on Wednesday, March 26, 2025, at 7 p.m. The meeting will be held via conference call.

**X. Adjournment:** Tod Voss, MD made a motion to adjourn the meeting. Sally Ganem seconded the motion. **AYES:** Kurt Dostal, Sally Ganem, Loren Kucera, Jim McCarville, Tod Voss, MD. **NAYS:** None. **ABSENT:** Jim Hans. Motion carried. President Rich Jablonski adjourned the meeting at 7:22 p.m.