

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT  
NENEDD BOARD OF DIRECTORS MEETING  
WEDNESDAY, FEBRUARY 26, 2025 – 7:15 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 Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:22 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 (Columbus)  
Sally Ganem, Vice Chairwoman, Fremont City Council (Fremont)  
Troy Uhlir, Secretary/Treasurer, Madison County Commissioner (Norfolk)  
Tina Biteghe Bi Ndong, West Point Chamber of Commerce (West Point)  
Meghann Buresh, Nebraska Apex Accelerator (Norfolk)  
Benjamin Benton, Small Business Development Center (SBDC), Wayne (Norfolk)

**Board Members Absent:**

Doug Huttman, Stanton County Commissioner  
Blake Denton, MetLife Investment Management  
Justin Webb, Norfolk City Council

**NED, Inc. Board Members Present:** Tod Voss, MD (Norfolk)

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

**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 to approve the February 26, 2025, agenda and the January 29, 2025, minutes.** Benjamin Benton made a motion to approve the February 26, 2025, agenda and the January 29, 2025, minutes. Troy Uhlir seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Meghann Buresh, Benjamin Benton. **NAYS:** None. **ABSENT:** Blake Denton, Justin Webb, Doug Huttman. Motion carried.

**V. Treasurer's Report**

**A. Consideration to accept the January 2025 Treasurer's Report as presented.** NENEDD Fiscal Officer, Jill Godfrey, presented the report. Tina Biteghe Bi Ndong made a motion to accept the January 2025 treasurer's report as presented. Troy Uhlir seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Meghann Buresh, Benjamin Benton. **NAYS:** None. **ABSENT:** Blake Denton, Justin Webb, Doug Huttman. Motion carried.

**VI. Discussion Items: None.**

**VII. Action Items**

- A. Consideration of a \$200,000 loan to Cbus Hotels, LLC, in Columbus.** NENEDD Business Loan Specialist, Jeff Christensen, presented. Cbus Hotels, LLC, is requesting \$200,000 for working capital to be used in the initial opening of a brand-new dual-brand Marriott Hotel with 102 rooms that connects via breezeway to the new Harrah's Casino in Columbus. The new venture will provide additional hotel rooms to the Columbus area, specifically to the western portion of Columbus near the casino property. Columbus serves a large amount of manufacturing, traveling physicians and nurses along with construction crews needing short-term and long-term stay. The total project costs \$19,400,000, which includes \$1,575,000 for soft costs, \$1,260,000 for pre-opening and working capital, \$1,983,00 for furniture, fixtures and equipment (FFE), \$14,000,000 for building and site improvements and \$750,000 for land costs. The project will create 17 jobs. NENEDD will lend Cbus Hotels, LLC, \$200,000 for working capital. The loan will have a term of 5 years at an interest rate of 5.00% fixed. NENEDD will file a subordinate deed of trust on the same commercial real estate, require an assignment of rents and a UCC filing on all business personal property of CBUS Hotels, LLC. NENEDD will require an unlimited personal guaranty from the three members that have more than 15% ownership. Meghann Buresh made a motion to approve a \$200,000 loan to Cbus Hotels, LLC, in Columbus. Benjamin Benton seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Meghann Buresh, Benjamin Benton. **NAYS:** None. **ABSENT:** Blake Denton, Justin Webb, Doug Huttman. Motion carried.
- B. Consideration for acceptance of the Northeast Nebraska Economic Development District fiscal year 2024 audit.** The board members were supplied a copy of the audit last month. Troy Uhlir made a motion to accept the NENEDD fiscal year 2024 audit. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Meghann Buresh, Benjamin Benton. **NAYS:** None. **ABSENT:** Blake Denton, Justin Webb, Doug Huttman. Motion carried.

**VIII. Chairman's/Board Comments:** Chairman Charlie Bahr thanked everyone for all that they do and noted that NENEDD "wouldn't be who we are without you." 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 in being on this committee, to please let her know by March 10th so the committee can be formed promptly.

**IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, March 26, 2025, at 7:15 p.m. or following the NED, Inc., board meeting. The meeting will be held via conference call.

**X. Adjournment:** Tina Biteghe Bi Ndong made a motion to adjourn the meeting. Meghann Buresh seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Meghann Buresh, Benjamin Benton. **NAYS:** None. **ABSENT:** Blake Denton, Justin Webb, Doug Huttman. Motion carried. NENEDD Chairman Charlie Bahr adjourned the meeting at 7:35 p.m.