

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
NENEDD BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 30, 2025 – 7:15 P.M.**

Tornado Alley – 507 Avenue E, Wisner, Ne 68791

MINUTES

Ratification: A quorum was not available during the April 30, 2025, NENEDD Board of Directors meeting. The Secretary's Report, Treasurer's Report and Action Item A will be ratified at the May 28, 2025, meeting.

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, Mary Fleer, read roll call.

Board Members Present:

Charlie Bahr, Chairman, Columbus City Council
Sally Ganem, Vice Chairwoman, Fremont City Council
Troy Uhlir, Secretary/Treasurer, Madison County Commissioner
Doug Huttman, Stanton County Commissioner

Board Members Absent:

Tina Biteghe Bi Ndong, West Point Chamber of Commerce
Meghann Buresh, Nebraska Apex Accelerator
Benjamin Benton, Small Business Development Center (SBDC), Wayne
Blake Denton, MetLife Investment Management
Justin Webb, Norfolk City Council

NED, Inc. Board Members Present: Rich Jablonski

NENEDD Staff Present: Mandy Gear, Andrea Larson, Jill Godfrey, Jeff Christensen, Martin Griffith, Grace Petersen, Zach Fisher, Sandra Goode, Tracy Sporleder, Mary Fleer

III. Introduction of Guests: None.

IV. Secretary's Report

A. Consideration for approval of the April 30, 2025 agenda and the March 26, 2025 meeting minutes. Troy Uhlir made a motion to approve the April 30, 2025 agenda and the March 26, 2025, minutes. Doug Huttman seconded the motion. **AYES:** Sally Ganem, Troy Uhlir, Doug Huttman. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong, Meghann Buresh, Benjamin Benton, Blake Denton, Justin Webb. Motion carried.

V. Treasurer's Report

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

VI. Discussion Items

- A. Quarterly loan review.** NENEDD Fiscal Officer, Jill Godrey, presented the quarterly loan review for discussion.

VII. Action Items

- A. Consideration of a subordination request from Summerland Investments, LLC, d/b/a Two Bills Steakhouse in Clearwater.** NENEDD Business Loan Specialist, Jeff Christensen, presented. The NENEDD board of directors approved a loan in November 2023 to Summerland Investments, LLC, to purchase the former L Bar B Steakhouse in Clearwater. It was opened as Two Bills Steakhouse. The loan was closed in December 2023 and was set up with a 20-year term at 5.50% interest fixed. All payments have been made as promised. The owners feel that additional cash will help them with additional expenses and will apply for a \$40,000 home equity loan (HELOC) on their personal residence. The last appraisal on their home shows there is adequate collateral. Due to the fact that they will be taking cash out of the equity in their home, this must be approved by the board of directors. Troy Uhlir made a motion to approve a subordination request from Summerland Investments, LLC, d/b/a Two Bills Steakhouse in Clearwater. Sally Ganem seconded the motion. **AYES:** Sally Ganem, Troy Uhlir, Doug Huttman. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong, Meghann Buresh, Benjamin Benton, Blake Denton, Justin Webb. Motion carried.

VIII. Chairman's/Board Comments: None.

- IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, May 28, 2025, 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:** Troy Uhlir made a motion to adjourn the meeting. Doug Huttman seconded the motion. NENEDD Chairman Charlie Bahr adjourned the meeting at 7:30 p.m.