

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
NENEDD BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 28, 2025–7:15 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 7:22 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
Sally Ganem, Vice Chairwoman, Fremont City Council
Troy Uhler, Secretary/Treasurer, Madison County Commissioner
Tina Biteghe Bi Ndong, West Point Chamber of Commerce
Meghann Buresh, Nebraska Apex Accelerator
Doug Huttman, Stanton County Commissioner
Blake Denton, MetLife Investment Management
- Board Members Absent:**
Benjamin Benton, Small Business Development Center (SBDC), Wayne
Justin Webb, Norfolk City Council
- NENEDD Staff Present:** Andrea Larson, Jill Godfrey, Jeff Christensen, Mary Fleer
- III. Introduction of Guests:**
Anthony Warrior, Nebraska Indian Community College
Mason Zimmerer, Northeast Community College
- IV. Secretary's Report**
- A. Consideration to approve the May 28, 2025 meeting agenda.** Tina Biteghe Bi Ndong made a motion to approve the May 28, 2025, meeting agenda. Sally Ganem seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhler, Blake Denton, Meghann Buresh, Doug Huttman. **NAYS:** None. **ABSENT:** Benjamin Benton, Justin Webb. Motion carried.
- B. Consideration to ratify the April 30, 2025, Secretary's Report, the March 2025, Treasurer's Report, Action Item A and the April 30, 2025, meeting minutes.** Sally Ganem made a motion to ratify the April 30, 2025, Secretary's Report, the March 2025, Treasurer's Report, Action Item A and the April 30, 2025, meeting minutes. Troy Uhler seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhler, Blake Denton, Meghann Buresh, Doug Huttman. **NAYS:** None. **ABSENT:** Benjamin Benton, Justin Webb. Motion carried.
- V. Treasurer's Report**
- A. Consideration to accept the April 2025, Treasurer's Report as presented.** NENEDD Fiscal Officer, Jill Godfrey, presented the report. Troy Uhler made a motion to accept the April 2025 treasurer's report as presented. Meghann Buresh seconded the motion **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhler, Blake Denton, Meghann Buresh, Doug Huttman. **NAYS:** None. **ABSENT:** Benjamin Benton, Justin Webb. Motion carried.

VI. Discussion Items: None.

VII. Action Items:

A. Consideration for approval of collateral changes for loan #321009. NENEDD Business Loan Specialist, Jeff Christensen, presented. NENEDD closed a \$30,550 loan in January 2021 to an LLC to purchase an existing business in Clarkson. During the time between October 2024 and early 2025, personal problems developed between the owners, and they could not come to an agreement to sell the business. The business has since closed its doors. NENEDD staff have been in contact with the bank on a regular basis monitoring the situation. In addition to the business, one of the LLC members' personal residences includes three lots that NED, Inc. has a deed of trust on, related to a housing owner-occupied rehabilitation loan (OOR). She will sell one of these lots to the local school district. NENEDD staff reviewed the OOR guidelines, and it is required that the proceeds of this lot must be used to pay down the NED, Inc. loan #100492. NENEDD staff recommends releasing its liens and allowing the bank to proceed with possession of the business real estate and business personal property to sell with any proceeds to be applied to NENEDD loan #321009. Tina Biteghe Bi Ndong made a motion to approve collateral changes for loan #321009. Troy Uhlir seconded the motion. **AYES:** Sally Ganem, Tina Biteghe Bi Ndong, Troy Uhlir, Blake Denton, Meghann Buresh, Doug Huttman. **NAYS:** None. **ABSENT:** Benjamin Benton, Justin Webb. Motion carried.

VIII. Chairman's/Board Comments: Board Chairman, Charlie Bahr, thanked everyone for the time they have put in to NENEDD and the board.

IX. Next Meeting Date: The next NENEDD Board of Directors meeting will be held on Wednesday, June 25, 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.

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