

NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
 Semi-Annual Council of Officials Meeting
 NENEDD Offices
 111 S 1st St, Norfolk, NE
 Wednesday, January 6th, 2010 at 7:15 p.m.
 Minutes

I. Call to Order: The Northeast Nebraska Economic Development District Board of Directors meeting was called to order at 7:23 p.m. by Jeff Scherer, Chairman. Jeff Scherer informed the public about the location of the Open Meetings Act and that it is accessible to the public (LB 898). Chairman Scherer amended agenda item VIII. to read Next Meeting Date: January 27th, 2010 at Tony's Steakhouse, Stanton, Nebraska.

II. Roll Call: Tom Higginbotham read roll call. The following were present:

Jeff Scherer, NENEDD Chairman, Smeal Fire Apparatus (By Phone)	Kelvin Wurdeman, NENEDD Vice- Chairman, Wayne County Commissioner (By Phone)	Hank Thieman, NENEDD Board Member, Boone County (By Phone)
Chris Miller, NENEDD Board Member, Don Miller Land Co (By Phone)	Kendrick Marshall, NENEDD Board Member, Nebraska Dept. of Labor (By Phone)	Skip Edwards, NENEDD Board Member, City of Fremont (By Phone)
Tina Welding, NENEDD Board Member, West Point Chamber of Commerce (By Phone)		

Board Members Absent: Vicki Saunders, John Lohr

Others Present:

Gaylord Wilcox, NED, Inc. President, 1 st National Bank of Schuyler/Howells (By Phone)	Lisa Walters, NED, Inc. Vice President, Private Representative, Norfolk (By Phone)	Mike Crosley, NED, Inc Board Member, Santee Sioux Nation (By Phone)
Melissa Graham, NED, Inc Board Member, Missa Sue's Salon & Spa (By Phone)	Rick Uhlir, NED, Inc Board Member, Madison County Commissioner	Diana Uhlir, Madison County
Tom Higginbotham, NENEDD	Tina Engelbart, NENEDD	Holly Quinn, NENEDD
Patsy Taylor, NENEDD (By Phone)	Mickella Brabec, NENEDD	

- III. Secretary's Report:** Kelvin Wurdeman made the motion to approve the amended agenda and the November 2009 minutes as mailed. Hank Thieman seconded the motion. Motion carried.
- IV. Treasurer's Report:** Patsy Taylor presented the November 2009 Treasurer's Report. Tina Welding made a motion to approve the November 2009 Treasurer's Report. Kendrick Marshall seconded the motion. Motion carried.
- V. Discussion Items**
- A. Quarterly Department Reports:** Tom Higginbotham discussed the quarterly department reports. NENEDD management would like to implement quarterly department reports to be submitted to the board of directors at the October, January, April, and July meetings. On a quarterly basis the following four departments will submit reports: Administration, Housing, Business, and Community & Planning.
- B. Nebraska Open Meetings Act:** Holly Quinn led discussion. NENEDD staff attended a meeting where a presentation on the open meetings act was presented by Dale A Comer, Assistant Attorney General. The main discussion point was on posting the act. "Posting" a copy of the Open Meetings Act means putting it up in some fashion, including attaching it to a bulletin board, hanging it by a chain or fastening it to a wall. It does not include placing the Act on a table as a loose document which can be removed and therefore might not be available throughout the meeting.
- VI. Action Items**
- A. Resolution of Support for City of Laurel Certified Community Application:** Tom Higginbotham led discussion. Laurel is wishing to become an economic development certified community through the Nebraska Department of Economic Development. Economic development certified communities are considered to be better positioned for economic development opportunities, properly identified and documented as ready for economic development, marketed to business and industry, publicly recognized as economic development leaders, the application requests resolutions of support from the community, county, and regional economic development districts. Skip Edwards made a motion to approve the resolution of support for the City of Laurel's Certified Community Application. Kelvin Wurdeman seconded the motion. Motion carried.
- B. RLF – Deed of Reconveyance Loan #0606 & #309019:** Holly Quinn led discussion. The clients are selling their Norfolk home (located in Woodland Park) due to living in O'Neill; it's difficult for them to manage the property being so far away. They are considering purchasing a small house in O'Neill to replace the Norfolk property and run the business out of. The O'Neill home is assessed at the court house for \$37,290 and they owe \$58,000. They have had the house for 10 years and purchased it for \$65,000. Staff recommends that the request be granted. Kelvin Wurdeman made a motion to approve the request of loan #0606 and #309019 to authorize a Deed of Reconveyance on the Norfolk

location and release NENEDD's Deed of Trust as collateral for loan #0606 and #309019. Tina Welding seconded the motion. Motion carried.

C. RLF – Loan Rescheduling Request for Loan #0309: Holly Quinn led discussion. This is a seasonal business, so we have had to reschedule this loan a number of times. They are selling their ranch due to some personal issues. This is listed with Homestead Land & Management Co. in Verdigre for \$340,000. The clients are asking that NENEDD reschedule their loan for another 6 months – starting January 1, 2010 - no payments – interest accruing with payments then starting July 1, 2010. They are planning on having this property sold within the next 3-6 months and will use their proceeds to pay off NENEDD. Staff recommends approving the request. Tina Welding made a motion to reschedule loan #0309 and defer payments for 6 months with interest accruing. Regular interest and principal payments will resume starting on July 1, 2010. Skip Edwards seconded the motion. Motion carried.

D. RLF – Deed of Reconveyance for Loan #0508: Holly Quinn led discussion. The client wants to sell his personal residence within the next 3-6 months and has requested that NENEDD reconvey (release) its lien. At this point there are no immediate plans to purchase another home as it will depend on how long it takes to sell his existing home. With the sale of his personal residence, proceeds will pay the primary mortgage and additional \$50,000 bank loan. Due to past experience with payments, NENEDD staff is recommending that his request be approved. If approved NENEDD will wait until home has been sold to reconvey its lien and will place a Deed of Trust on the property in Wakefield (2nd position). NENEDD will also place a Deed of Trust on any additional real estate that the business owner would purchase to replace his personal residence. Kelvin Wurdeman made a motion to approve the request to execute a Deed of Reconveyance and release NENEDD's Deed of Trust as collateral for loan #0508. Hank Thieman seconded the motion. Motion carried.

VII. Chairman's/Board Comments: Jeff Scherer thanked the board members and staff for their hard work and participation.

VIII. Next meeting: *The next meeting is on Wednesday January 27th, 2010 at 7:15 p.m. at Tony's Steakhouse, 84102 566th Ave Hwy 275, Stanton, NE.*

IX. Adjournment: There being no further business, Chairman Jeff Scherer adjourned the meeting at 7:40 p.m.