

NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT

Board of Directors Meeting

C&N Bar and Grill

104 Pine St, Lindsay, NE 68644

Wednesday, March 31st, 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 7:36 p.m. by Jeff Scherer, Chairman. Jeff Scherer informed the public about the location of the Open Meetings Act LB 898 and that it is accessible to the public.

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

Jeff Scherer, NENEDD Chairman, Smeal Fire Apparatus	Kelvin Wurdeman, NENEDD Vice-Chairman, Wayne County Commissioner	Hank Thieman, NENEDD Board Member, Boone County
Kendrick Marshall, NENEDD Board Member, Nebraska Dept. of Labor	Skip Edwards, NENEDD Board Member, City of Fremont	Tina Welding, NENEDD Board Member, West Point Chamber of Commerce
John Lohr, NENEDD Board Member, City of Columbus		

Board Members Absent: Chris Miller, Vicki Saunders

Others Present:

Gaylord Wilcox, NED, Inc. President, 1 st National Bank of Schuyler/Howells	Rick Uhlir, NED, Inc Board Member, Madison County	Russ Wilcox, NED, Inc Secretary/Treasurer, Midwest Bank
Melissa Graham, NED, Inc Board Member, Missa Sues Salon and Spa	Mike Crosley, NED, Inc Board Member, Santee Sioux Nation	Tom Higginbotham, NENEDD
Tina Engelbart, NENEDD	Holly Quinn, NENEDD	Patsy Taylor, NENEDD
Judy Joy, NENEDD	Mickella Brabec, NENEDD	Jeff Christensen, NENEDD
Lisa Hurley, NENEDD	Jared Hahn, NENEDD	
Eugene Werner, Village of Lindsay	Dave Albracht, Village of Lindsay	Jerry Nienaber, Village of Lindsay
Bernie Maslowsky, Maslowsky Grading, Tekamah	Ronald Vonderhoe, Goldenrod Hills	

- III. Secretary's Report:** Kelvin Wurdeman made a motion to approve the agenda and the February 2010 minutes as mailed. Kendrick Marshall seconded the motion. Motion carried.
- IV. Treasurer's Report:** Patsy Taylor presented the February 2010 Treasurer's Report. Hank Thieman made a motion to accept the February 2010 Treasurer's Report as presented. Tina Welding seconded the motion. Motion carried.
- V. Discussion Items**

- A. NENEDD & NED, Inc Annual Luncheon Update:** Tom Higginbotham reported the 2009-2010 Annual Luncheon will be held on Wednesday, July 28th, 2010 from 11:30 a.m. – 1:30 p.m. The speaker will be Mr. Matthew Chase, NADO Executive Director. The luncheon will be held at the Fremont Country Club. The monthly board meetings are scheduled for Wednesday, July 28th, 2010. The staff would suggest that the board meetings be held immediately after the Annual Luncheon to save time and travel.

VI. Action Items

- A. RLF-Adopt Northeast RLF Guidelines and Procedures:** Jeff Christensen led explained over the years, NENEDD and NED, Inc. have received business loan funds from various sources. Although each program is separate, each application included Guidelines and Procedures that are basically the same. NENEDD staff reviewed these guidelines with the RLF Committee at a face-to-face meeting in January.

Until now, there has not been a separate document that contained the Guidelines and Procedures that could be given to loan applicants. NENEDD staff has put together such a document that contains the Guidelines and Procedures that are currently being used for all RLF activity. NENEDD Staff and the Northeast RLF Committee recommend the adoption of these updated Guidelines and Procedures.

Tina Welding made a motion to approve the adoption of the Northeast RLF Guidelines and Procedures as recommended by NENEDD staff and the Northeast RLF Committee. John Lohr seconded the motion. Motion carried.

- B. RLF – Appoint Northeast RLF Committee Member:** Jeff Christensen led discussion. Due to Kevin Wilkins' resigning his position as Executive Director of the Greater Fremont Development Council, a notice was sent out requesting those interested in filling this position to contact NENEDD's Executive Director. There were nine individuals that responded. NENEDD staff and the Northeast RLF Committee are recommending that Annette Junck be appointed to replace Mr. Wilkins for the remainder of his term that goes until the end of June, 2012. Skip Edwards made a motion to approve the appointment of Annette Junck to the RLF Committee as recommended by NENEDD staff and the Northeast RLF Committee. Kelvin Wurdeman seconded the motion. Motion carried.

- C. RLF-Loan Approval for Riverside Auto Body, LLC, South Yankton, NE:** Holly Quinn led the discussion. The RLF Committee recommends a loan to Riverside Auto Body, LLC. for \$100,000. This will be for the purchase of furniture, fixtures and equipment and for working capital. Hank Thieman made a motion to approve the loan application for Riverside Auto Body, LLC, as presented and recommended by the Northeast RLF Board for the amount of \$100,000. Tina Welding seconded the motion. CorTrust Bank in Yankton SD will be lending a total of \$1,011,260. \$640,538 for 20 years at an interest rate of 6% for the first 5 years and then the rate will vary annually at 0% over CorTrust Bank's reference lending rate and \$185,361 at 6% for 10 years. NEDCO is lending \$454,360 at 20 years 5.5%. They will have a second security interest on all business property including real estate. NENEDD's loan will have a term of 15 years at an interest rate of 6% (fixed). NENEDD will have a subordinate

security interest on all business property including real estate to CorTrust Bank and NEDCO. NENEDD will also file a Deed of Trust on Tim and Shelia Steiner's personal residence in Yankton, SD. NENEDD will require a personal guaranty from Tim & Shelia Steiner and a corporate guaranty from Steiner Real Estate, LLC. NENEDD will also require life insurance on Tim & Shelia Steiner. Motion carried.

D. City of Columbus Down Payment Assistance Client #100407: Judy Joy led the discussion. Kendrick Marshall made a motion to approve the City of Columbus Down Payment Assistance Client #100407 for the amount of \$20,000 contingent upon all repairs being completed before closing. Kelvin Wurdeman seconded the motion. Motion carried.

VII. Chairman's/Board Comments: Jeff Scherer thanked the representatives from the Village of Lindsay for their support of the District.

VIII. Next Meeting Date: *The next meeting is on Wednesday April 28th, 2010 at 7:15 p.m. at the NENEDD Offices, 111 S 1st St, Norfolk, NE 68701.*

IX. Adjournment: There being no further business, Chairman Jeff Scherer adjourned the meeting at 8:57 p.m.