

NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
 Board of Directors Meeting
 NENEDD
 111 S 1st St, Norfolk, NE 68701
 Wednesday, September 23rd, 2009, 7:15 p.m.
 Minutes

I. Call to Order: The Northeast Nebraska Economic Development District Board of Directors meeting was called to order at 7:45 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).

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 (by phone)
John Lohr, NENEDD Board Member, City of Columbus (by phone)	Kendrick Marshall, NENEDD Board Member, Nebraska Workforce Development (by phone)	Skip Edwards, NENEDD Board Member, City of Fremont (by phone)
Vicki Saunders, NENEDD Secretary/Treasurer, City of Norfolk	Tina Welding, NENEDD Board Member, West Point Chamber of Commerce (by phone)	

Board Members Absent: Chris Miller

Others Present:

Gaylord Wilcox, NED, Inc. President, 1 st National Bank of Schuyler/Howells	Lisa Walters, NED, Inc. Vice President, Private Representative, Norfolk	Russ Wilcox, NED, Inc. Secretary/Treasurer, Private Representative
Rick Uhlir, NED, Inc Board Member, Madison County	Tom Higginbotham, NENEDD	Tina Engelbart, NENEDD
Patsy Taylor, NENEDD	Mickella Brabec, NENEDD	Jeff Christensen, NENEDD
Judy Joy, NENEDD	Scott Owen, NENEDD	

III. Secretary's Report: Kelvin Wurdeman made the motion to approve the agenda and the August 2009 minutes as mailed. Kendrick Marshall seconded the motion. Motion carried.

IV. Treasurer's Report: Patsy Taylor presented the August 2009 Treasurer's Report. Hank Thieman made a motion to approve the August 2009 Treasurer's Report. Skip Edwards seconded the motion. Motion carried.

V. Old Business:

A. RLF Report: Jeff Christensen gave the RLF report.

VI. New Business:

A. RLF Loans:

1. Arps Smokehouse and Locker, LLC (Brian Arps, Member) – Nickerson

The Northeast RLF Board recommends a loan of \$35,000 for renovations to the facility and to purchase a cooler to expand Arps Smokehouse and Locker, LLC. Hank Thieman made a motion to approve the RLF Committee's recommendation of a loan for \$35,000. John Lohr seconded the motion. Two Rivers Bank in Blair has agreed to provide a loan of \$42,500 for this project. The bank's primary loan will have a term of 10 years and an interest rate of 7.50% (fixed). The bank will secure its loan with a primary lien on all business property including the real estate in Nickerson. NENEDD will lend \$35,000 for renovations to the facility and to purchase a cooler to expand Arps Smokehouse and Locker, LLC. NENEDD's loan will have a term of 10 years at an interest rate of 5.00% (fixed). NENEDD will have a subordinate lien position to the bank on all business and personal property including real estate in Nickerson. NENEDD will file a Deed of Trust on Brian Arps' residence in Arlington. NENEDD will also require a personal guaranty and an assignment of life insurance from Brian Arps for the amount of the loan for the life of the loan. Motion carried.

B. City of Columbus Down Payment Assistance: Judy Joy presented applicant #100276 for \$20,000 and reported all repairs have been completed. Kelvin Wurdeman made a motion to approve applicant #100276 for \$20,000. Tina Welding seconded the motion. Motion carried. Judy Joy presented applicant #100317 for \$17,400 and reported all repairs have been completed. John Lohr made a motion to approve applicant #100317 for \$17,400. Vicki Saunders seconded the motion. Motion carried.

C. Resolution to Certify EDA RLF Plan: Tom Higginbotham discussed the resolution to certify EDA RLF plan. Kelvin Wurdeman moved to approve the resolution to certify the EDA RLF plan. Hank Thieman seconded the motion. Motion carried.

D. Audit Update: Tom Higginbotham reported that the field work portion of the audit is complete and the auditors had no recommendations. A draft audit should be available 2-3 weeks before the October meeting.

E. New Building Discussion: Jeff Scherer referred to the discussion during the NED, Inc. meeting. *Tom Higginbotham led discussion on the new building reporting that the Chamber Office would like a firm commitment from NEDEDD. The board and staff agreed that the District is not ready to make any commitments and needs to have more information before making a commitment.*

F. Executive Director's Comments: Tom Higginbotham announced the hiring of Stephanie Hecht, the District's new Housing Assistant. Tom Higginbotham also

announced Leo Ahmann is leaving the District and moving to Arizona to be closer to his daughter and her family.

- VII. Chairman's/Board Comments:** Jeff Scherer thanked the board members and staff for their commitment and support. Mr. Scherer also thanked Patsy Taylor for doing a great job reporting on agenda items at last month's meeting.

Next meeting: *The next meeting is Wednesday October 28th, 2009 at 6:15 p.m. at the Branding Iron, 1860 Hwy 77, in Lyons.*

- VIII. Adjournment:** There being no further business, Chairman Jeff Scherer adjourned the meeting at 8:21 p.m.