

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 11, 2017 - 2:00 P.M.

Cooper Family Community Center, 100 W. 2nd St., Pilger, NE 68768

The President and Board of Directors reserve the right to adjourn into closed session as per Section 84-1410 of the Nebraska Open Meetings Act.

AGENDA

- I. Call to Order:** Inform the public about the location of the Open Meetings Act and that it is accessible to the public (LB 898).
- II. Roll Call**
- III. Introduction of Guests**
- IV. Recognition of Outgoing Board Members**
- V. Secretary’s Report**
 - A. Approval of June, 2017 Agenda & May, 2017 Meeting Minutes (as posted)
- VI. Treasurer’s Report**
 - A. May, 2017 Treasurer’s Report
- VII. Discussion Items**
 - A. 2017-2018 Board Meeting Dates and Locations
- VIII. Action Items**
 - A. Recommendation to approve down payment assistance applicant #101385
 - B. Approve a Deed of Reconveyance on the Boot Rack, LLC business real estate, owned by Danielle Thober - Albion
 - C. Nomination and Election of 2017-2018 Board of Directors
 - D. Nomination and Election of 2017-2018 Officers
 - E. Adopt 2017-2018 Budget
 - F. Approve Corporate Resolutions for Bank Accounts and Certificates of Deposit
 - G. Approve General Corporate Resolution
- IX. President/Board Comments**
- X. Next Meeting Date:** The next Northeast Economic Development, Inc. Board of Directors meeting will be at 7:00 p.m. on Wednesday, July 26, 2017. The meeting will be held at the City of Norfolk Office Building, 309 N 5th St, Norfolk, Nebraska.
- XI. Adjournment**

Brad Albers_____Nancy Braden_____ Tina Biteghe Bi Ndong_____ Nadine Hagedorn_____
Loren Kucera_____John Lohr_____ Megan Weaver_____

Y (In Favor of Motion) N (Against Motion) **ABS** (Abstain) **A** (Absent)

NED, Inc Board Agenda

Object: To approve the June, 2017 meeting agenda and the May, 2017 meeting minutes.

Contact Person: Danielle Lammers, Administrative Assistant

For: Action

Explanation: The June, 2017 agenda has been posted. The minutes from the May, 2017 meeting were posted.

Motion: To approve the June, 2017 meeting agenda and the May, 2017 meeting minutes.

Brad Albers_____Nancy Braden_____ Tina Biteghe Bi Ndong_____ Nadine Hagedorn_____
Loren Kucera_____John Lohr_____ Megan Weaver_____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

NED, Inc Board Agenda

Object: Approval of May, 2017 Treasurer's Report

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: Northeast Economic Development, Inc.'s (NED, Inc) April, 2017 Statement of Financial Position and the Statement of Revenues and Expenditures that reflect the monthly Budget, Actual and Budget Variance. Also stated is the Fiscal Year 2017 Budget for the nonaccrual accounts, July 1, 2016, through June 30, 2017, Actual, Budget Variance so far this fiscal year and Percent of the fiscal year 2017 Budget remaining.

Explanation:

Additional Information:

Business Loan Principal Received	\$56,629.13
Housing Rehab Principal Received	5,496.05
Down Payment Assistance (DPA) Principal Received	428.87
New Construction Principal Received	-
Business Loan Disbursements	-
Housing Rehab Loan Disbursements	9,788.93
Down Payment Assistance (DPA) Loan Disbursements (3)	71,800.00
New Construction Loan Disbursement	-

Business Loan Payoffs:

Client #614013, PKAS, LLC, \$22,397.36

Motion: To approve the May, 2017 Treasurer's Report as presented.

Brad Albers _____ Nancy Braden _____ Tina Biteghe Bi Ndong _____ Nadine Hagedorn _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

Y (In Favor of Motion) N (Against Motion) ABS (Abstain) A (Absent)

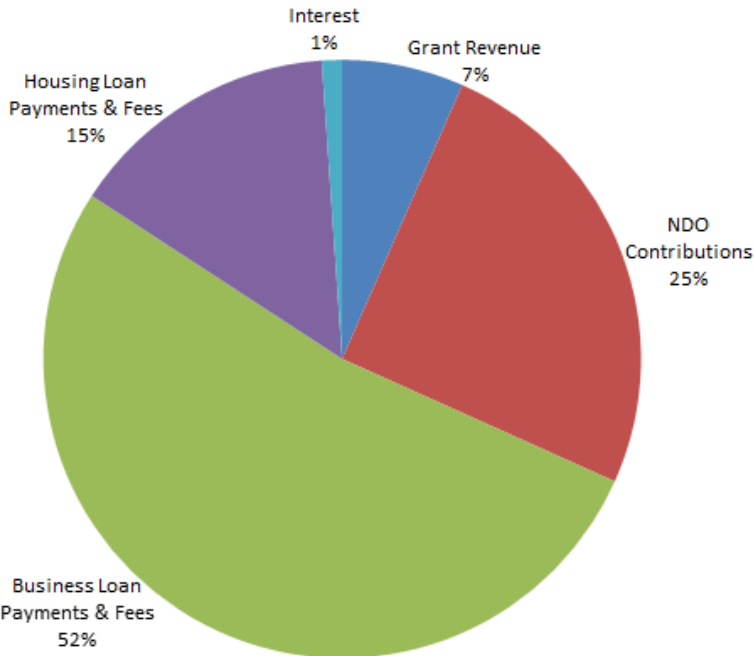
Treasurer's Report Item VI. A

Snapshot of the Statement of Financial Position May 31, 2017

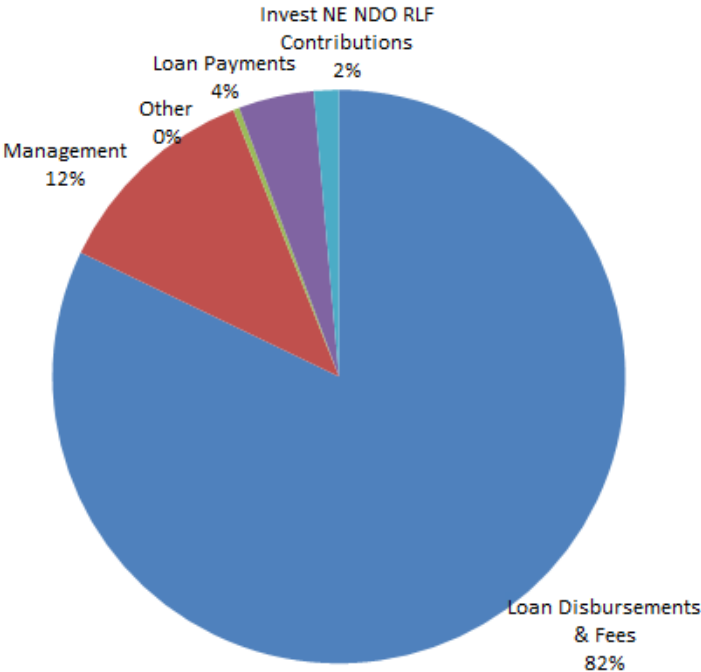
Assets	Liabilities & Net Assets
Housing Loan Receivables, \$936,737.51	Net Assets, 5,755,505.48
Business Loan Receivables, \$3,787,930.30	
Housing Cash, \$1,125,302.59	
Business RLF Cash, \$1,374,269.87	
Cash, \$1,568.27	Notes Payable, 1,468,877.92
	Other, 14,939.29

Revenue & Expenses by Type July, 2016 – May, 2017

Revenue



Expenses



NED, Inc.
Statement of Financial Position
As of 05/31/2017

	Current Period Balance
Assets	
General Cash	
Cash in Bank-BF #1695334	1,568.27
Business RLF Cash	
IRP Loan Fund-BankFirst 7884171	78,772.12
RLF-BankFirst 7884203	11,614.82
IRP Loan Loss Reserve-BankFirst 7884195	15,193.60
RBEG Loans-BankFirst 7884203	121,381.33
NDO Loan Fund-Security Bank 229970	707.41
RMAP Loan Fund-BankFirst #7898549	171,429.62
#5765371116 Wells Fargo-NEF Loan Loss Reserve	12,314.39
NEF CD IRP #2 Loan Loss Reserve	45,000.00
IRP #2 Loan Fund-Bank First #7898560	269,028.25
RMAP LLR Fund-BankFirst #8571	25,309.09
NDO Loan Fund-Security Bank 833851	94,686.86
NE Micro Loan-BankFirst #7911287	131,471.68
NDO -BankFirst 7884203	75,000.00
BF NDO Defederalized	320,886.53
#7911287 - NE Micro Loan #2	1,474.17
Housing Cash	
Trust DPA - EVB 3035418	59,799.36
HOME Rehab-BankFirst 7858547	227,895.14
HOME Rehab - CD #882514-Midwest Bank	107,180.25
Trust Rehab CD #882516-Midwest Bank	107,204.70
Trust Rehab Pinnacle 4400292230	124,954.39
HOME DPA - EVBT 3067890	34,237.54
HOME Rehab Pinnacle 4400292249	115,860.36
Trust Rehab BF 7930372	109,093.57
HUD/NENEDD Rehab BankFirst 7930383	115,391.50
Trust New Construction EVBT 3035418	123,685.78
Receivables	
Grants Receivable	13,514.29
Business RLF Notes Receivable	
Business RLF Notes Receivable	70,655.09
Business IRP Notes Receivable	206,462.53
IRP #2 Notes Receivable	725,502.14
NDO Business Notes Receivables	3,146,702.55
RMAP Business Notes Receivable	207,113.21
NE Micro Loan Receivable	358,291.87
Housing Notes Receivable	
DPA Notes Receivable	2,248,297.56
NC Subsidy Notes Receivable	2,435.40
Regional Rehab Notes Receivable	1,113,505.02
Fixed Assets	
Furniture and Equipment	26,105.00
Accumulated Depreciation	(26,105.00)
Allowance for Uncollectibles	
Allowance for uncollectable losses	(3,354,297.70)
Total Assets	7,239,322.69
Liabilities	
Accounts Payable	
Accounts Payable-Other	14,939.29
Notes Payable	

NED, Inc.
Statement of Financial Position
As of 05/31/2017

	<u>Current Period Balance</u>
RMAP Loan Payable	400,746.23
NEF Loan Payable	193,591.64
IRP Loan Payable	200,088.49
IRP #2 Loan Payable	<u>674,451.56</u>
Total Liabilities	<u>1,483,817.21</u>
Net Assets	
Other	<u>5,755,505.48</u>
Total Net Assets	<u>5,755,505.48</u>
Total Net Assets and Liabilities	<u><u>7,239,322.69</u></u>

NED, Inc.

**Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 05/01/2017 Through 05/31/2017**

		<u>Current Period Budget</u>	<u>Current Period Actual</u>	<u>Current Period Budget Variance</u>	<u>Total Budget - Original</u>	<u>Current Year Actual</u>	<u>Total Budget Variance</u>	<u>Percent Total Budget Remaining</u>
Revenues								
405	Bad Debt Recovery	3,916.67	0.00	(3,916.67)	47,000.00	33,080.00	(13,920.00)	(29.62)%
421	Housing Mgmt Rev	333.33	0.00	(333.33)	4,000.00	6,036.95	2,036.95	50.92%
425	Lead Based Paint Inspection	0.00	0.00	0.00	0.00	500.00	500.00	0.00%
427	General Admin Rev	416.67	255.00	(161.67)	5,000.00	5,748.00	748.00	14.96%
428	Down Payment Assistance Loan Processing Fee	79.67	1,434.00	1,354.33	956.00	6,204.00	5,248.00	548.95%
436	Microenterprise Management Revenue	0.00	3,524.96	3,524.96	0.00	4,169.96	4,169.96	0.00%
439	CDBG ED NDO RLF Contributions	41,666.67	0.00	(41,666.67)	500,000.00	316,063.92	(183,936.08)	(36.79)%
442	Microenterprise Lending Program Contributions	0.00	0.00	0.00	0.00	128,200.00	128,200.00	0.00%
443	USDA RMAP TA Funds	2,440.50	0.00	(2,440.50)	29,286.00	33,619.93	4,333.93	14.80%
444	Business Loan Closing Revenue	250.00	250.00	0.00	3,000.00	2,274.00	(726.00)	(24.20)%
447	Housing Rehab Contributions	0.00	0.00	0.00	0.00	1,719.45	1,719.45	0.00%
451	Business Loan Interest	10,833.33	12,418.85	1,585.52	130,000.00	121,636.48	(8,363.52)	(6.43)%
452	Loan Late Fees	100.00	40.92	(59.08)	1,200.00	1,502.76	302.76	25.23%
453	Business Loan Processing Fee	500.00	0.00	(500.00)	6,000.00	5,682.00	(318.00)	(5.30)%
454	Annual Servicing Fees	1,000.00	1,128.22	128.22	12,000.00	13,010.97	1,010.97	8.42%
458	Sherwood Grant	3,750.00	0.00	(3,750.00)	45,000.00	31,108.02	(13,891.98)	(30.87)%
471	HO Rehab Interest	833.33	682.00	(151.33)	10,000.00	8,307.99	(1,692.01)	(16.92)%
490	Interest Income	750.00	1,427.69	677.69	9,000.00	13,736.22	4,736.22	52.62%
491	Miscellaneous Income	0.00	0.00	0.00	0.00	15.00	15.00	0.00%
492	Contributions	650.00	25,000.00	24,350.00	7,800.00	28,247.76	20,447.76	262.15%
	Total Revenues	<u>67,520.17</u>	<u>46,161.64</u>	<u>(21,358.53)</u>	<u>810,242.00</u>	<u>760,863.41</u>	<u>(49,378.59)</u>	<u>(6.09)%</u>
Expenditures								
523	Office Supplies	16.63	0.00	16.63	199.60	0.00	199.60	100.00%
543	Bank Fees	8.37	25.00	(16.63)	100.40	178.50	(78.10)	(77.79)%
545	Sherwood Grant	3,750.00	0.00	3,750.00	45,000.00	31,168.02	13,831.98	30.74%
546	Lead Inspection Exp	0.00	580.00	(580.00)	0.00	580.00	(580.00)	0.00%

NED, Inc.

**Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 05/01/2017 Through 05/31/2017**

	Current Period Budget	Current Period Actual	Current Period Budget Variance	Total Budget - Original	Current Year Actual	Total Budget Variance	Percent Total Budget Remaining	
548	Loan Closing Expense	125.00	0.00	125.00	1,500.00	(332.49)	(22.17)%	
549	Housing Admin	333.33	1,622.50	(1,289.17)	4,000.00	1,942.50	48.56%	
553	General Admin	416.67	2,899.21	(2,482.54)	5,000.00	(8,897.17)	(177.94)%	
557	Memberships	2.50	0.00	2.50	30.00	23.00	7.00	23.33%
560	Legal Services	100.00	0.00	100.00	1,200.00	0.00	1,200.00	100.00%
561	Audit Fees	487.92	0.00	487.92	5,855.00	5,775.00	80.00	1.37%
569	Other Professional Services	225.00	0.00	225.00	2,700.00	2,350.00	350.00	12.96%
573	Loan Interest Expense	1,791.67	1,665.60	126.07	21,500.00	19,647.26	1,852.74	8.62%
574	NENEDD Management Exp	14,583.33	2,302.99	12,280.34	175,000.00	158,484.96	16,515.04	9.44%
577	Local RLF Contribution Expense	0.00	349.47	(349.47)	0.00	206,395.09	(206,395.09)	0.00%
580	Loans Written Off	12,083.33	71,800.00	(59,716.67)	145,000.00	410,278.69	(265,278.69)	(182.95)%
583	NC Subsidy Loans Forgiven	29.75	29.70	0.05	357.00	326.70	30.30	8.49%
584	Rehab Loans Forgiven	6,583.33	4,456.59	2,126.74	79,000.00	54,518.18	24,481.82	30.99%
585	Rehab Loan Disbursements	0.00	0.00	0.00	0.00	2,087.45	(2,087.45)	0.00%
589	Invest Nebraska NDO RLF Contributions	3,583.33	2,183.10	1,400.23	43,000.00	24,691.18	18,308.82	42.58%
590	Miscellaneous	0.00	0.00	0.00	0.00	15.00	(15.00)	0.00%
	Total Expenditures	<u>44,120.16</u>	<u>87,914.16</u>	<u>(43,794.00)</u>	<u>529,442.00</u>	<u>934,306.19</u>	<u>(404,864.19)</u>	<u>(76.47)%</u>
	Total Revenues Over (Under) Expenditures	<u>23,400.01</u>	<u>(41,752.52)</u>	<u>(65,152.53)</u>	<u>280,800.00</u>	<u>(173,442.78)</u>	<u>(454,242.78)</u>	<u>(161.77)%</u>

NED, Inc. Board Agenda

Object: 2017 -2018 Board Meeting Dates and Locations

Contact Person: Danielle Lammers

For: Discussion

Background/Explanation: The dates and tentative locations for the upcoming fiscal year's board meetings are listed below. The dates are subject to change.

2017-2018 NED, Inc. & NENEDD Board of Directors Meeting Dates & Locations			
July, 2017		Wednesday, July 26, 2017	Norfolk - City Office
August, 2017		Wednesday, August 30, 2017	Norfolk - City Office
September, 2017		Wednesday, September 27, 2017	Norfolk - City Office
October, 2017		Wednesday, October 25, 2017	Conference Call
November, 2017		Wednesday, November 29, 2017	Conference Call
December, 2017		Wednesday, January 10, 2018	Conference Call
January, 2018		Wednesday, January 31, 2018	Conference Call
February, 2018		Wednesday, February 28, 2018	Conference Call
March, 2018		Wednesday, March 28, 2018	Conference Call
April, 2018		Wednesday, April 25, 2018	Norfolk - City Office
May, 2018		Wednesday, May 30, 2018	Norfolk - City Office
June, 2018		Wednesday, June 27, 2018	Norfolk - City Office

NED Inc. Board Agenda

Object: Recommendation to approve down payment assistance applicant #101385

Contact Person: Judy Joy

For: Action

Background: Property Location: Schuyler - Primary Lender –Pinnacle Bank
Down Payment Assistance \$30,000
 Purchase Price: \$202,500
 Terms of Loan: 30 year USDA – Interest Rate 3.625%
 Ratios: Housing Debt to Income – **31%**
 Total Debt to Income – **33%**
 Credit Score: **802/706** Appraised Value: \$205,000

Explanation: Recommendation for approval is based on the following information

Purchase Price	\$202,500.00
Primary Lender and NED Inc. Closing Costs	\$6,380.00
Subtotal	\$208,880.00
Maximum Bank Loan	\$177,525.00
NED Inc. Down Payment Assistance	\$30,000.00
Buyer Cash Requirement at Closing	\$1,355.00
Estimated Loan to Value Ratio	88%
Monthly Gross Income	\$4,016.59
Monthly Housing Expense (Includes Principal, Interest, Taxes & Insurance)	\$1,264.78
Housing Debt to Income Ratio (Ratio Criteria Per Guidelines: Maximum 28%)	31%
Other Monthly Debts	
Automobile Payment	\$0.00
Credit Cards	\$25.00
Other Debt	\$0.00
Student Loans	\$42.00
Total Housing Expense Plus Other Debt	\$1,331.78
Total Debt to Income Ratio (Ratio Criteria Per Guidelines: Maximum 40%)	33%

Notes: Staff has reviewed the application and is recommending approval for down payment assistance in the amount of \$30,000 for applicant #101385.

Motion: Move to approve applicant #101385 for down payment assistance in the amount of \$30,000.

Brad Albers _____ Nancy Braden _____ Tina Biteghe Bi Ndong _____ Nadine Hagedorn _____
 Loren Kucera _____ John Lohr _____ Megan Weaver _____

Y (In Favor of Motion) N (Against Motion) ABS (Abstain) A (Absent)

Action Item VIII. A

NED, Inc. Board Agenda

Object: Approve a Deed of Reconveyance on the Boot Rack, LLC business real estate, owned by Danielle Thober – Albion

Contact Persons: Jeff Christensen

For: Action

Loan Applicant: – The Boot Rack, LLC – Danielle Thober, Member - Albion

I. Project Overview and Description:

Danielle (Dani) Thober purchased the Boot Rack in 2015 which included inventory, furniture fixtures, and real estate. Dani is selling the building and move her business to her residence in rural Albion. NED, Inc.'s \$100,000 loan was closed on 2-2-15 with a 20 year term at 5.50%. Petersburg State Bank (now Great Plains State Bank) loaned \$106,000; Boone County Economic Development and Albion Economic Development Co. each loaned \$29,450; and Dani injected \$30,500 equity into the project. All payments have been made as promised and the current NED, Inc. loan balance is approximately \$94,500.

The Boot Rack, located at 141 South 4th Street in Albion was established in 1980s by the previous owners who retired. The Boot Rack is a western fashion and work wear store carrying cutting edge western and work labels for men, women and children. They offer apparel and accessories for occasions such as work, sporting events and a night on the town. During the past two years the retail/store front segment of her business has changed with most people shopping online. She wanted to keep the storefront in Albion, but wants to do what is best for her business. At this point 80% of her business is being conducted online. That means selling the building to reduce the huge building expense (taxes, insurance, utilities, maintenance, etc) is necessary. She will move her business to her residence and retain at least one employee as she ships out 10-20 packages every day. She expects to drastically increase that number after her move.

She has a buyer and is asking that we release NED, Inc.'s lien allowing her to complete the sale of the building of \$40,120. This is the approximate value when we originally approved this loan in 2015. Rather than negotiate a small portion of the building proceeds NED, Inc. will be filing a Deed of Trust on Dani's husband's 160 acre in Greely County. Great Plains State Bank will allow the sale and will keep the proceeds from the sale of the building.

The Northeast Revolving Loan Fund (RLF) committee was presented updated information on credit scores, net worth, collateral, and financial information as part of the loan summary discussion and recommends approval of the Deed of Reconveyance.

Motion: To approve a Deed of Reconveyance on the Boot Rack business real estate in Albion owned by Danielle Thober, as presented and recommended by NENEDD staff and the Northeast RLF Committee.

Brad Albers _____ Nancy Braden _____ Tina Biteghe Bi Ndong _____ Nadine Hagedorn _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

NED, Inc Board Agenda

Object: Nomination and Election of 2017-2018 Board of Directors

Contact Person: Thomas L. Higginbotham, Jr. / Tina M. Engelbart

Nominating Committee: Megan Weaver, Brad Albers, Mayor Shannon Stuchlik and Jim McCarville

For: Action

Explanation: The committee met via email and is making the following recommendations

Jerry Engdahl, Platte County Board of Supervisors
(1st Term to end 6/30/2020)

John Lohr, NeighborWorks Northeast Nebraska
(2nd Term to end 6/30/2020)

Motion: To appoint the individuals as presented to the Northeast Economic Development Inc. Board of Directors for a three year term.

Brad Albers _____ Nancy Braden _____ Tina Biteghe Bi Ndong _____ Nadine Hagedorn _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

Action Item VIII. C

NED, Inc Board Agenda

Object: Nomination and Election of 2017-2018 Officers

Contact Person: Thomas L. Higginbotham, Jr. / Tina M. Engelbart

Nominating Committee: Megan Weaver, Brad Albers, Mayor Shannon Stuchlik and Jim McCarville

For: Action

Explanation: The committee met via email and is making the following recommendations.

PRESIDENT: (Elect 1)

Loren Kucera, Nebraska Business Development Center

VICE PRESIDENT: (Elect 1)

Tina Biteghe Bi Ndong, West Point Chamber of Commerce

SECRETARY/TREASURER: (Elect 1)

John F. Lohr, NeighborWorks Northeast Nebraska, Columbus

Motion: To elect the Northeast Economic Development, Inc. Officers for 2017-2018 as presented.

Brad Albers_____ Nancy Braden_____ Tina Biteghe Bi Ndong_____ Nadine Hagedorn_____
Loren Kucera_____ John Lohr_____ Megan Weaver_____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

NED Inc Board Agenda

Object: Adopt 2017-2018 Budget

Contact Person(s): Thomas L. Higginbotham, Jr., Tina M. Engelbart, Kristen Rosner

Budget Committee: John Lohr, Nancy Braden, Nadine Hagedorn

For: Action

Background: June 29, 2017 at 1:30 p.m. the Northeast Economic Development, Inc. Budget committee met with staff to review proposed Annual budget. Each line item was discussed in detail. The committee recommends approval of the proposed 2017-2018 Annual budget as presented.

SEE ATTACHED BUDGET AND LINE ITEM JUSTIFICATION

Motion: To approve 2017-2018 Annual budget as recommended by Budget committee.

Brad Albers _____ Nancy Braden _____ Tina Biteghe Bi Ndong _____ Nadine Hagedorn _____
Loren Kucera _____ John Lohr _____ Megan Weaver _____

Y (In Favor of Motion) N (Against Motion) ABS (Abstain) A (Absent)

**NED, INC.
ANNUAL BUDGET
2017-2018**

	2017-2018 Budget	2016-2017 Budget	Current Period as of 5/31/17	Justification
Revenues:				
405	47,000	47,000	33,080	BAD DEBT RECOVERY - Payoff of 2 DPA Loans
421	10,842	4,000	6,037	HOUSING MGMT--Offsets 549 - Contracted 12-TFHP-5017
425	-	-	500	Lead Based Paint Inspection - included in Housing Mgmt
427	13,717	5,000	5,748	GENERAL ADMIN REVENUE Offsets 553 - Contracted 12-TFHP-5017
428	956	956	6,204	DOWN PAYMENT ASSISTANCE LOAN PROCESSING FEE - Estimated 2 loans closing @ \$478
436	9,355	-	4,170	Microenterprise Management Revenue
439	500,000	500,000	316,064	CDBG ED NDO RLF CONTRIBUTIONS - Community Development Block Grant (CDBG) Economic Development (ED) Non-profit Development Organization (NDO) Revolving Loan Fund (RLF) Contributions - Partial offset to 558 - 2 Economic Development Projects @ \$250,000
442	71,800	-	128,200	Microenterprise Lending Program Contributions
443	11,290	29,286	33,620	USDA Rural Microenterprise Assistance Program Technical Assistance FUNDS (Remaining Balance)
444	3,000	3,000	2,274	LOAN CLOSING FEES - 12 Loan Closings @ \$250
447	188,567	-	1,719	HOUSING REHAB CONTRIBUTIONS Contracted 12-TFHP-5017
450	450,000	450,000	622,047	BUSINESS LOAN PRINCIPAL PAYMENTS (Accrual Account) - Current and projected payments
451	130,000	130,000	121,636	BUSINESS LOAN INTEREST - Interest from current and projected loans
452	1,200	1,200	1,503	LOAN LATE & NSF FEES - 40 Payments @ \$25.00 Late Fees & 40 Payments @ \$5.00 NSF Fees
453	6,000	6,000	5,682	BUSINESS LOAN PROCESSING FEES - 1% of new loans \$600,000
454	12,000	12,000	13,011	ANNUAL SERVICING FEES - 1/2 of a percent of current loan balance
458	-	45,000	31,108	SHERWOOD GRANT - Reimbursements for community catalyst leadership cohort
470	145,000	172,000	125,320	HOUSING REHAB/NEW CONSTRUCTION PRINCIPAL (Accrual Account) - Rehab repayments on current loans
471	8,000	10,000	8,308	HOUSING REHAB INTEREST REPAYMENTS - Rehab repayments on current loans
480	47,000	47,000	54,939	DOWN PAYMENT ASSISTANCE PRINCIPAL (Accrual Account) - 2 DPA Repayments and 2 DPA paying monthly payments
490	14,000	9,000	13,736	INTEREST INCOME - Estimated income from our regular checking account, CD's and savings account
491	-	-	15	Misc Income

Action Item VIII. E

**NED, INC.
ANNUAL BUDGET
2017-2018**

	<u>2017-2018 Budget</u>	<u>2016-2017 Budget</u>	<u>Current Period as of 5/31/17</u>	<u>Justification</u>
492	5,500	7,800	28,248	CONTRIBUTIONS (NENEDD housing program income)
	<u>\$ 1,675,227</u>	<u>\$ 1,479,242</u>	<u>\$ 1,563,169</u>	TOTAL REVENUES
<u>Expenditures:</u>				
523	200	200	-	OFFICE SUPPLIES - Business Checks
543	100	100	129	BANK FEES
545	-	45,000	31,168	SHERWOOD GRANT - Expenses for community catalyst leadership cohort
546	500	-	580	LEAD BASED PAINT EXPENSES
548	1,800	1,500	1,832	LOAN CLOSING EXPENSE - Filing fees, UCC filings
549	10,842	4,000	2,058	HOUSING MGMT--Offsets 421 - Contracted 12-TFHP-5017
553	13,717	5,000	11,193	GENERAL ADMIN Offsets 427 - Contracted 12-TFHP-5017
557	-	30	23	DUES/MEMBERSHIPS - Secretary of State (Biennial Non-Profit Corp fee next filing is 16/17)
558	1,100,000	1,100,000	1,180,071	BUSINESS LOAN DISBURSEMENTS (Accrual Account) - 12 @ \$50,000 & 2 CDBG ED NDO Loan @ \$250,000 (\$600,000 from cash on hand/\$500,000 new NDO source acct #439)
560	1,200	1,200	-	LEGAL FEES - Bankruptcies, review documents, etc.
561	5,855	5,855	5,775	AUDIT FEES
569	2,700	2,700	2,350	OTHER PROFESSIONAL SERVICES - Interpreting Services for loan documents
573	19,080	21,500	19,647	LOAN INTEREST EXPENSE - USDA IRP, RMAP and Nebraska Enterprise Fund Loans
574	189,000	175,000	170,606	NENEDD MANAGEMENT EXPENSE - Approximately 5% of Business Loan RLF/Approximately 10% of Housing RLF
577	-	-	206,395	LOCAL RLF CONTRIBUTION EXPENSE - Return funds held by NED, Inc. to communities
580	145,000	145,000	410,279	LOANS WRITTEN OFF - 5 Down Payment Assistance Loans at \$20,000 each & Business/Housing Loan Write-offs. Nothing included for the forgivable portion of economic development loans
583	357	357	327	NEW CONSTRUCTION SUBSIDY LOANS FORGIVABLE PORTION - Forgivable portion for one loan
584	60,000	79,000	54,518	HOUSING REHAB LOANS FORGIVABLE PORTION
585	100,000	100,000	53,229	REHAB LOAN DISBURSEMENTS (Accrual Account) - Housing reuse funds; 4 @ \$25,000
586	40,000	40,000	389,960	DPA LOAN DISBURSEMENTS (Accrual Account) - 2 down payment assistance at \$20,000 each

**NED, INC.
ANNUAL BUDGET
2017-2018**

	<u>2017-2018 Budget</u>	<u>2016-2017 Budget</u>	<u>Current Period as of 5/31/17</u>	<u>Justification</u>
589	26,000	43,000	24,691	INVEST NEBRASKA NDO RLF CONTRIBUTIONS - 50% of the loan repayments on NDO ED Loans
590	-	-	15	MISC EXPENSE
	<u>\$ 1,716,351</u>	<u>\$ 1,769,442</u>	<u>\$ 2,564,846</u>	Total Expenditures
	\$ (41,124)	\$ (290,200)	\$ (1,001,676)	Retained Earnings
	740,000	740,000	1,307,196	LOAN DISBURSEMENTS FROM CASH ON HAND (ACCT # 558, 585, 586 less New NDO sources #439)
	205,357	224,357	465,124	NON-CASH EXPENDITURES(ACCT # 580, 583, 584)
	<u>\$ 904,233</u>	<u>\$ 674,157</u>	<u>\$ 770,643</u>	ADJUSTED RETAINED EARNINGS

NED, Inc Board Agenda

Object: Corporate Resolutions for Bank Accounts and Certificates of Deposit

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: With the change in officers effective July 1, 2017, the Board of Directors need to pass resolutions to approve signature on NED, Inc.'s bank accounts and certificates of deposit.

Explanation: The resolutions will be for the following banks: BankFirst, Security Bank, Wells Fargo, Elkhorn Valley Bank, Midwest Bank, and Pinnacle Bank.

The signors on the accounts will be the President, Vice President, Secretary/Treasurer, Executive Director and Deputy Director.

Motion: To approve the corporate resolutions with BankFirst, Security Bank, Wells Fargo, Elkhorn Valley Bank, Midwest Bank, and Pinnacle Bank.

Brad Albers_____Nancy Braden_____ Tina Biteghe Bi Ndong_____ Nadine Hagedorn_____
Loren Kucera_____John Lohr_____ Megan Weaver_____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

Action Item VIII. F

NED, Inc Board Agenda

Object: General Corporate Resolution

Contact Person: Kristen Rosner, Fiscal Officer

For: Action

Background: There have been two instances in the past year whereby authorization to sign and conduct business was needed. Both were in regards to processing insurance claims on behalf of a loan client. This resolution was suggested and reviewed by an attorney.

Motion: To approve the general corporate resolution.

Brad Albers_____Nancy Braden_____ Tina Biteghe Bi Ndong_____ Nadine Hagedorn_____
Loren Kucera_____John Lohr_____ Megan Weaver_____

Y (In Favor of Motion) **N** (Against Motion) **ABS** (Abstain) **A** (Absent)

Action Item VIII. G

