

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 19, 2018 - 7:00 P.M.**

*City of Columbus Offices – 1st Floor Mayor’s Office, 2424 14th St, Columbus, NE 68601
City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739
City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701
West Point Chamber of Commerce – 200 Anna Stalp Ave, West Point, NE 68788
Wayne Chamber of Commerce – 108 W. 3rd St., Wayne, NE 68787*

MINUTES

I. Call to Order: The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 7:01 p.m. by NED, Inc. President Tina Biteghe Bi Ndong. Tina Biteghe Bi Ndong informed the public about the location of the Open Meetings Act LB 898 and that it is accessible to the public.

II. Roll Call: NENEDD Administrative Assistant Brittany O’Brien, read roll call.

Board Members Present:

Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development Corporation (Wayne)

Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce (West Point)

Shannon Stuchlik, NED, Inc. Board Member, Midwest Bank of Pierce (Norfolk)

Mike Frank, NED, Inc. Board Member, Retired Northeast Community College (Norfolk)

Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)

Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner (Norfolk)

Board Members Absent:

John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska, Columbus

Others Present:

Thomas L. Higginbotham, NENEDD (Norfolk)

Jeff Christensen, NENEDD (Norfolk)

Kristen Rosner, NENEDD (Norfolk)

Brittany O’Brien, NENEDD (Norfolk)

Judy Joy, NENEDD (Norfolk)

Martin Griffith, NENEDD (Norfolk)

Jan Merrill, NENEDD (Norfolk)

Lowell Schroeder, NENEDD (Norfolk)

Mandy Gear, NENEDD (Norfolk)

Nadine Hagedorn, NENEDD Board Member, BankFirst (West Point)

Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council (Norfolk)

Christian Ohl, NENEDD Board Member, Madison County Commissioner (Norfolk)

Loren Kucera, NENEDD Board Member, Nebraska Business Development Center (NBDC),
Wayne (Norfolk)

Jim McCarville, NENEDD Board Member, Northeast Community College (Norfolk)

Rich Jablonski, NENEDD Vice Chairman (Columbus)

Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
(Hartington)

Ron Schilling, Council of Officials Representative, Platte County Commissioner (Columbus)

- III. Introduction of Guests:** NED, Inc. President Tina Biteghe Bi Ndong asked everyone attending the meeting to introduce themselves to the group.
- IV. Secretary's Report**
- A. Approval of December 19, 2018 Agenda, and the November 28, 2018 Meeting Minutes:** Brad Albers made a motion to approve the December 19, 2018 agenda, and the November 28, 2018 meeting minutes. Mike Frank seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried.
- V. Treasurer's Report**
- A. Discussion of November 2018 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner presented the report. The financial statements for November are not final. The entries regarding transactions between NENEDD and NED, Inc. are not entered because of the early meeting date.
- VI. Action Item**
- A. Recommendation to approve applicant #101464 for owner occupied housing rehabilitation funds up to the amount of \$12,000.00:** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all the required Minimum Rehabilitation Standards, therefore is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc Reuse and Bloomfield Reuse. Brad Albers made a motion to approve applicant #101464 for housing rehabilitation funds up to the amount of \$12,000. Mike Frank seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried.
- B. Recommendation to approve applicant #101490 for owner occupied housing rehabilitation funds up to the amount of \$25,000.00:** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all the required Minimum Rehabilitation Standards, therefore is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc Reuse. Shannon Stuchlik made a motion to approve applicant #101490 for housing rehabilitation funds up to the amount of \$25,000. Brad Albers seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried.
- C. Recommendation to approve applicant #101532 for housing rehabilitation funds up to the amount of \$25,000:** NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all the required Minimum Rehabilitation Standards, therefore is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by Walthill 16-HO-15069 Grant. Brad Albers made a motion to approve applicant #101532 for housing rehabilitation funds up to the amount of \$25,000. Shannon Stuchlik seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon

Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried.

- D. Consideration to accept the sub-granted \$250,000 CDBG funds from the City of Wayne utilizing the Non-Profit Development Organization (NDO) process. The \$250,000 will be loaned to Talon Capital, LLC to purchase the assets of D.V. Fyre-Tec, Inc. in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee:** NENEDD Business Loan Specialist Jeff Christensen presented. This project involves the purchase of the assets of an existing manufacturing business, Fyre-Tec, Inc. located at 701 Centennial Road in Wayne. Fyre-Tec, Inc will continue to produce a series of fire-rated windows that are outlined in the business plan. Fyre-Tec is a DBA tradename for Talon Capital, LLC, a Limited Liability Company that was formally organized in Nebraska. The company's principal owners are Cheri Gehling, Rebecca Bartak, and Tyler Bliemeister. The company will operate out of owned real estate from a related entity named BBG Investments, LLC. The principal owners are the same as Talon Capital, LLC. The sale of this business to Talon Capital, LLC will insure the business will remain in Wayne, maintaining the current jobs, with plans to add jobs in the future. This project will maintain 12 full time equivalent (FTE) jobs. The City of Wayne approved a \$250,000 CDBG funds for this project. The Wayne CDBG funds will be sub-granted to Northeast Economic Development, Inc. (NED, Inc.), as a Non-Profit Development Organization (NDO), who will in turn lend the \$250,000 to Talon Capital, LLC for this project. The \$250,000 NDO loan will have a 20-year term at 4.00% (fixed). The NDO payments will be made to NED, Inc. This is the process approved by the Nebraska Department of Economic Development (DED) to de-federalize CDBG funds in our local communities. NENEDD will also have a loan with Talon Capital, LLC and will share their lien position proportionately. Mike Frank made a motion to accept the sub-granted \$250,000 CDBG funds from the City of Wayne utilizing the Non-Profit Development Organization (NDO) process. The \$250,000 will be loaned to Talon Capital, LLC to purchase the assets of D.V. Fyre-Tec, Inc. in Wayne as presented and recommended by NENEDD staff and the Northeast RLF Committee. Shannon Stuchlik seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSTAIN:** Shannon Stuchlik. **ABSENT:** John Lohr. Motion carried.

- E. Consideration for approval of a \$36,000 loan to CK Grill & Bar, LLC to purchase T & K Pit Stop, LLC located at 655 S. 33rd Ave. in Columbus as presented and recommended by NENEDD Staff and the Northeast Loan Committee:** NENEDD Business Loan Specialist Jeff Christensen presented Kenny is ½ owner of T & K Pitstop, LLC in Columbus, a local bar and grill located at 655 S. 33rd Ave. - just south of the Loup River on Hwy 30. As part of a succession plan, Kenny and his niece, Chelsea, will buy out the other ½ of the business. Newly formed CK Grill & Bar, LLC will be the new owner and loan applicant with Kenny & Chelsea as the only members. Long term plans are for Chelsea to buy out her uncle in the future. The project will retain approximately 4.5 FTE employees. Shannon Stuchlik make a motion to approve a \$36,000 loan to CK Grill & Bar, LLC to purchase T & K Pit Stop, LLC located at 655 S. 33rd Ave. in Columbus as presented and recommended by NENEDD Staff and the Northeast Loan Committee. Jerry Engdahl seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried.

VIII. Discussion Items

A. Discuss the 2019-2024 NENEDD CEDS Timeline: NENEDD is required by the Economic Development Administration (EDA) to complete a Comprehensive Economic Development Strategy (CEDS) for the region every five years. The CEDS qualifies a region and the local governments in the region for potential EDA funding. A CEDS is designed to bring together the public and private sectors in the creation of an economic road-map to diversify and strengthen regional economies. The CEDS serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action and identifying investment priorities and funding sources.

IX. President/Board Comments: None

X. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, January 30, 2019 at 7:00 p.m. The meeting will be held via conference call at the following locations:

City of Columbus Offices – 1st Floor Mayor’s Office, 2424 14th St, Columbus, NE 68601

City of Hartington Offices – Conference Room, 107 W. State St., Hartington, NE 68739

City of Norfolk Offices – Training Room, 309 N 5th St, Norfolk, NE 68701

West Point Chamber of Commerce – 200 Anna Stalp Ave, West Point, NE 68788

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XI. Adjournment: Shannon Stuchlik made a motion to adjourn the meeting. Mike Frank seconded the motion. **AYES:** Brad Albers, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** John Lohr. Motion carried. NED, Inc. President Tina Biteghe Bi Ndong adjourned the meeting at 7:34 p.m.