

**NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, NOVEMBER 28, 2018 - 7:00 P.M.**

*City of Columbus Offices – 1<sup>st</sup> 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 5<sup>th</sup> St, Norfolk, NE 68701*  
*West Point Chamber of Commerce – 200 Anna Stalp Ave, West Point, NE 68788*  
*Wayne Chamber of Commerce – 108 W. 3<sup>rd</sup> 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 7:03 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 Fiscal Officer Kristen Rosner, 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)  
Mayor Shannon Stuchlik, NED, Inc. Board Member, City of Pierce (Norfolk)  
Mike Frank, NED, Inc. Board Member, Retired Northeast Community College (Norfolk)  
Jerry Engdahl, NED, Inc. Board Member, Platte County (Columbus)  
John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska, Columbus (Columbus)

**Board Members Absent:**

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

**Others Present:**

Tina M. Engelbart, NENEDD (Norfolk)  
Jeff Christensen, NENEDD (Norfolk)  
Kristen Rosner, NENEDD (Norfolk)  
Judy Joy, NENEDD (Norfolk)  
Martin Griffith, NENEDD (Norfolk)  
Scott Schaller, NENEDD Board Member, City of Fremont (West Point)  
Nadine Hagedorn, NENEDD Board Member, BankFirst (West Point)  
Judy Mutzenberger, NENEDD Board Member, Cuming County (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)  
BrenDee Reinke, Schumacher, Smejkal, Brockhaus & Herley P.C. (Norfolk)

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 November 28, 2018 Agenda, and the November 7, 2018 Meeting**  
**Minutes:** Shannon Stuchlik made a motion to approve the November 28, 2018 agenda, and the November 7, 2018 meeting minutes. Jerry Engdahl seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.
- V. Treasurer's Report**
- A. Acceptance of October 2018 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner presented the report. Mike Frank made a motion to accept the October 2018 Treasurer's Report as presented. John Lohr seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.
- VI. Action Item**
- A. Recommendation to approve applicant #101383 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 #101383 for housing rehabilitation funds up to the amount of \$25,000. John Lohr seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.
- B. Recommendation to approve applicant #101446 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. John Lohr made a motion to approve applicant #101446 for housing rehabilitation funds up to the amount of \$25,000. Megan Weaver seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.
- C. Recommendation to waive the \$25.00 per square foot limit and for approval of applicant #101510 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. Shannon Stuchlik made a motion to wave the \$25.00 per square foot limit

and to approve applicant #101510 for housing rehabilitation funds up to the amount of \$25,000. Jerry Engdahl seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

**D. Consideration to accept the Fiscal Year 2018 Northeast Economic Development, Inc. audit as presented:** Board members were emailed and mailed the Fiscal Year 2018 audit. BrenDee Reinke from Schumacher, Smejkal, Brockhaus & Herley P.C. presented the audit. John Lohr made a motion to accept the Fiscal Year 2018 Northeast Economic Development, Inc. audit as presented. Shannon Stuchlik seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

**E. Consideration for approval of a \$20,000 loan to Jessica Reiley for the purchase and renovation of a building at 112 E. 2<sup>nd</sup> Street in Tilden to start Salon 1as presented and recommended by NENEDD Staff and the Northeast Loan Committee:** Jessica Reiley wants to purchase a building and start her own beauty salon in downtown Tilden. Jessica is a licensed cosmetologist and currently rents a chair from Main Street Stylists in this building in Tilden. The building owner, LouAnne Blecher, is a barber wanting to semi-retire, and will sell the building to Jessica allowing her to start her own business. Mary Smith who owns Main Street Stylists is also wanting to cut-back, and currently rents the building from LouAnne Blecher. Mary and LouAnne will stay on part-time and rent chairs from Jessica. This will maintain continuity with existing clientele. Mike Frank made a motion to approve a \$20,000 loan to Jessica Reiley for the purchase and renovation of a building at 112 E. 2<sup>nd</sup> Street in Tilden to start Salon 1 as presented and recommended by NENEDD Staff and the Northeast Loan Committee. Jerry Engdahl seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried.

**VIII. President/Board Comments:** None

**IX. Next Meeting Date:** The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, December 19, 2018 at 7:00 p.m. The meeting will be held via conference call at the following locations:

*City of Columbus Offices – 1<sup>st</sup> 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 5<sup>th</sup> St, Norfolk, NE 68701*

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

**X. Adjournment:** John Lohr made a motion to adjourn the meeting. Mike Frank seconded the motion. **AYES:** John Lohr, Mike Frank, Jerry Engdahl, Shannon Stuchlik, Tina Biteghe Bi Ndong and Megan Weaver. **NAYS:** None. **ABSENT:** Brad Albers. Motion carried. NED, Inc. President Tina Biteghe Bi Ndong adjourned the meeting at 7:31 p.m.