

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 31, 2018 - 7:00 P.M.

City of Columbus Offices – 1st Floor Conference Room, 2424 14th St, Columbus, NE 68601
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 7:23 p.m. by NED, Inc. President Loren Kucera. Loren Kucera 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 Deputy Director Tina Engelbart read roll call.

Board Members Present:

Loren Kucera, NED, Inc. President, Nebraska Business Development Center (NBDC),
Wayne (Norfolk)

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

John F. Lohr, NED, Inc. Secretary/Treasurer, NeighborWorks, Northeast Nebraska,
Columbus (Columbus)

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

Brad Albers, NED, Inc. Board Member, Pierce County Commissioner (Norfolk)

Board Members Absent:

Jerry Engdahl, NED, Inc. Board Member, Platte County

Others Present:

Thomas L. Higginbotham Jr., NENEDD (Norfolk)

Tina M. Engelbart, NENEDD (Norfolk)

Russ Engelbart, Guest (Norfolk)

Jeff Christensen, NENEDD (Norfolk)

Kristen Rosner, NENEDD (Norfolk)

Judy Joy, NENEDD (Norfolk)

III. Introduction of Guests: NED, Inc. President Loren Kucera asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

A. Approval of January 31, 2018 Agenda & January 10, 2018 Meeting Minutes: The City of Hartington was listed as a call site on the January 31, 2018 agenda. The board voted to remove it from the agenda. Brad Albers made a motion to approve the January 31, 2018 agenda and January 10, 2018 meeting minutes, as well as remove the City of Hartington as a call site from the agenda. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

V. Treasurer's Report

A. December 2017 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. Brad Albers made a motion to approve the December 2017 Treasurer's Report as presented. Megan Weaver seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

VI. Action Items

A. Recommendation to approve applicant #101441 for owner occupied housing rehabilitation funds up to the amount of \$25,000 based upon Northeast Economic Development, Inc.'s Board of Directors initial approval: NENEDD Housing Loan Specialist Judy Joy presented. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. It is deemed economically feasible for the Walthill Owner Occupied Housing Rehabilitation Program. The cost of repairs exceeds the \$25.00 per square foot limit due to the small size of the house; therefore the Housing Specialist requests the board to waive the \$25.00 per square foot limit. Tina Biteghe Bi Ndong made a motion to waive the \$25.00 per square foot limit and approve applicant #101441 for housing rehabilitation funds up to the amount of \$25,000. Megan Weaver seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

B. Approve a \$40,000 loan to Sheila Leetch & Brooke Stuhr, d/b/a The Shop – Albion: NENEDD Business Loan Specialist Jeff Christensen presented. Sheila Leetch & Brooke Stuhr are expanding their beauty salon, Heads and Beds in Albion. It will now be called The Shop. Sheila and Brooke recently purchased a new location that requires major updates to meet code. After the renovation, they will be able to employ four full-time stylists, including Sheila and Brooke, and one full-time aesthetician. Great Plains State Bank will be a lending partner on this project. Loren Kucera made a motion to approve a NED, Inc. loan of \$40,000 to Sheila Leetch & Brooke Stuhr, to expand their business now called The Shop in Albion, as presented and recommended by NENEDD staff and the Northeast RLF Committee. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried.

VIII. President/Board Comments: None.

IX. Next Meeting Date: The next Northeast Economic Development, Inc. Board of Directors meeting will be Wednesday, February 28, 2018 at 7:00 p.m. The meeting will be held by conference call. The call locations will be publicized February 14, 2018.

X. Adjournment: Tina Biteghe Bi Ndong made a motion to adjourn the meeting. Brad Albers seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Loren Kucera, John Lohr and Megan Weaver. **NAYS:** None. **ABSENT:** Jerry Engdahl. Motion carried. NED, Inc. President Loren Kucera adjourned the meeting at 7:37 p.m.