

NORTHEAST ECONOMIC DEVELOPMENT, INC. – NED, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 26, 2018 - 1:15 P.M.

The Stables – 1909 Vicki Lane, Norfolk, NE 68701

MINUTES

I. Call to Order: The Northeast Economic Development, Inc. (NED, Inc.) Board of Directors meeting was called to order at 1:15 p.m. by NENEDD Executive Director Thomas L. Higginbotham Jr. Thomas 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:

Tina Biteghe Bi Ndong, NED, Inc. President, West Point Chamber of Commerce
Brad Albers, NED, Inc. Secretary/Treasurer, Pierce County Commissioner
Mike Frank, NED, Inc. Board Member, Retired Northeast Community College

Board Members Absent:

John F. Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska, Columbus
Megan Weaver, NED, Inc. Board Member, Wayne Community Housing Development Corporation
Jerry Engdahl, NED, Inc. Board Member, Platte County Commissioner
Mayor Shannon Stuchlik, NED, Inc. Board Member, City of Pierce

Others Present:

Dick Pfeil, NENEDD Chairman, Norfolk City Council
Rich Jablonski, NENEDD Vice Chairman, Columbus City Council
Scott Schaller, NENEDD Secretary/Treasurer, Fremont City Council
Loren Kucera, NENEDD Board Member, Nebraska Business Development Center, Wayne State College
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
Nadine Hagedorn, NENEDD Board Member, BankFirst
Christian Ohl, NENEDD Board Member, Madison County Commissioner
Thomas L. Higginbotham Jr., NENEDD
Tina M. Engelbart, NENEDD
Kristen Rosner, NENEDD
Brittany O'Brien, NENEDD
Judy Joy, NENEDD
Martin Griffith, NENEDD

III. Introduction of Guests: NENEDD Executive Director Thomas L. Higginbotham, Jr. asked everyone attending the meeting to introduce themselves to the group.

IV. Secretary's Report

A. Consideration for Approval of July 26, 2018 Agenda & June 27, 2018 Meeting

Minutes: Tina Biteghe Bi Ndong made a motion for consideration to approve the July 26,

2018 agenda and June 27, 2018 meeting minutes. Brad Albers seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Mike Frank. **NAYS:** None. **ABSENT:** John F. Lohr, Shannon Stuchlik, Jerry Engdahl and Megan Weaver. Motion carried.

V. Treasurer's Report

A. June 2018 Treasurer's Report: NENEDD Fiscal Officer Kristen Rosner presented the report. Tina Biteghe Bi Ndong made a motion to consider acceptance of the June 2018 Treasurer's Report as presented. Brad Albers seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Mike Frank. **NAYS:** None. **ABSENT:** John F. Lohr, Shannon Stuchlik, Jerry Engdahl and Megan Weaver. Motion carried.

VI. Action Items

A. Recommendation to approve applicant #101367 for 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 of the required Minimum Rehabilitation Standards. Therefore, it is deemed economically feasible for the Housing Rehabilitation Program. Funding will be provided by NED, Inc. Reuse. Due to the small size of the house, the cost of the repairs will exceed the \$25.00 per square foot limit listed in section 4.5-2 of the Housing Rehabilitation Program Guidelines. Tina Biteghe Bi Ndong made a motion to waive the \$25.00 per square foot limit and Tina Biteghe Bi Ndong made a motion of consideration to approve applicant #101367 for housing rehabilitation funds up to the amount of \$25,000. Brad Albers seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Mike Frank. **NAYS:** None. **ABSENT:** John F. Lohr, Shannon Stuchlik, Jerry Engdahl and Megan Weaver. Motion carried.

B. Recommendation to deny applicant #101506 for owner occupied housing rehabilitation funds up to the amount of \$33,250.00: NENEDD Housing Specialist Martin Griffith presented. The house under consideration is in considerable disrepair and is not structurally sound. The cost of repairs needed for this house to meet the required Minimum Rehabilitation Standards will greatly exceed the rehabilitation project cost limits listed in section 4.5 (Economic Feasibility for Rehabilitation of the Housing Rehabilitation) of the Program Guidelines. Therefore, the house is deemed not economically feasible for the Housing Rehabilitation Program. Brad Albers made a motion of consideration to deny applicant #101506 for housing rehabilitation funds up to the amount of \$33,250. Tina Biteghe Bi Ndong seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, Mike Frank. **NAYS:** None. **ABSENT:** John F. Lohr, Shannon Stuchlik, Jerry Engdahl and Megan Weaver. Motion carried.

VII. 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.

VIII. President/Board Comments: NENEDD Executive Director Thomas L. Higginbotham, Jr. welcomed new board member, Mike Frank.

- IX. Next Meeting Date:** The next NED, Inc. Board of Directors meeting will be Wednesday, August 29th, 2018 at 7:00 p.m. The meeting will be held at the City of Norfolk Office Building, 309 N. 5th St., Norfolk, Nebraska.
- X. Adjournment:** Tina Biteghe Bi Ndong made a motion of consideration for adjournment of the meeting. Mike Frank seconded the motion. **AYES:** Brad Albers, Tina Biteghe Bi Ndong, and Mike Frank. **NAYS:** None. **ABSENT:** Jerry Engdahl, Megan Weaver, John F. Lohr, and Shannon Stuchlik. Motion carried. NENEDD Executive Director Thomas L. Higginbotham, Jr. adjourned the meeting at 1:36 p.m.