

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 27, 2019 – 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  
Cuming County Courthouse – Downstairs Meeting Room, 200 S. Lincoln St, West Point, NE 68788*

**MINUTES**

**I. Call to Order:** The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:13 p.m. by Dick Pfeil, Chairman, Norfolk City Council. Dick Pfeil 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:**

Dick Pfeil, Chairman, Norfolk City Council (Norfolk)  
Rich Jablonski, Vice Chairman, Columbus City Council (Columbus)  
Nadine Hagedorn, Secretary/Treasurer, BankFirst (West Point)  
Loren Kucera, Nebraska Business Development Center (NBDC), Wayne  
Dan Kathol, Hartington Community Development Corporation (Hartington)  
Jim McCarville, Northeast Community College (Norfolk)  
Judy Mutzenberger, Cuming County Commissioner (West Point)

**Board Members Absent:**

Glen Ellis, Fremont City Council  
Christian Ohl, Madison County Commissioner

**Others Present:**

Thomas L. Higginbotham, NENEDD (Norfolk)  
Tina M. Engelbart, NENEDD (Norfolk)  
Kristen Rosner, NENEDD (Norfolk)  
Jeff Christensen, NENEDD (Columbus)  
Brittany O’Brien, NENEDD (Norfolk)  
Judy Joy, NENEDD (Norfolk)  
Martin Griffith, NENEDD (Norfolk)  
Jan Merrill, NENEDD (Norfolk)  
Mandy Gear, NENEDD (Norfolk)  
John Lohr, NED, Inc. Vice President, NeighborWorks, Northeast Nebraska (Columbus)

**III. Introduction of Guests:** Dick Pfeil, Chairman, asked everyone attending the meeting to introduce themselves to the group.

**IV. Secretary’s Report**

**A. Approve the March 27, 2019 Agenda and the February 27, 2019 Minutes:** NENEDD Administrative Assistant Brittany O’Brien presented. Nadine Hagedorn made a motion to approve the March 27, 2019 agenda the February 27, 2019 minutes. Judy Mutzenberger seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Dan Kathol, Jim McCarville, Loren Kucera,

Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Christian Ohl and Glen Ellis.  
Motion carried.

**V. Treasurer's Report**

**A. Acceptance of the February 2019 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner Presented the report. Loren Kucera made a motion to accept the February 2019 Treasurer's Report. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Dan Kathol, Jim McCarville, Loren Kucera, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Christian Ohl and Glen Ellis. Motion carried.

**VI. Action Items**

**A. Consideration for approval of the subordination request for NENEDD loan #312003 as presented and recommended by NENEDD Staff and the Northeast Loan Committee.** NENEDD approved and closed this \$100,000 loan in April 2015. All payments have been made as promised. Other financing included Cedar Security Bank, City of West Point, and investor and owner equity. Cedar Security Bank and the business owner are requesting NENEDD subordinate additional funding for the purchase of new equipment, an adjoining 2.71 acres for expansion, and funds to buy out some initial investors. The business has experienced positive and profitable financial results since it has opened. Advancements in industry have made the processes simpler and more affordable for this size of business. As part of the subordination, NENEDD would file a deed of trust on the additional 2.71 acres that was purchased and file a deed of trust on the business owner's personal residence in West Point. The Northeast RLF committee was presented information on credit scores, net worth, collateral, and financial information as part of the loan summary discussion and recommends this subordination request as presented. Jim McCarville made a motion to approve the subordination request for NENEDD loan #312003 as presented and recommended by NENEDD Staff and the Northeast Loan Committee. Loren Kucera seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Dan Kathol, Jim McCarville, Loren Kucera, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Christian Ohl and Glen Ellis. Motion carried.

**VII. Discussion Items**

**A. NENEDD Staff presented their Quarterly Reports**

- I. NENEDD Executive Director gave an update on resources for the flood disaster. The Norfolk Area Small Business Resource Team, in conjunction with the members of the Northeast Nebraska Network, have compiled lists of resources for farmers, ranchers, and businesses that are looking for assistance as they recover from the catastrophic 2019 flood, as well as information for contractors that are interested in working with federally approved FEMA funds for rebuilding projects. We will continue to forward updates and information to our communities as we receive it.

**VIII. Chairman's/Board Comments:** None

**IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, April 24, 2019, at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held at the following location:

*City of Norfolk Offices – Training Room, 309 N 5<sup>th</sup> St, Norfolk, NE 68701*

**Adjournment:** Loren Kucera made a motion to adjourn the meeting. Jim McCarville seconded the motion. **Ayes:** Dick Pfeil, Nadine Hagedorn, Dan Kathol, Jim McCarville, Loren Kucera, Judy Mutzenberger and Rich Jablonski. **Nays:** None. **Absent:** Christian Ohl and Glen Ellis. Motion carried. Dick Pfeil, NENEDD Chairman, adjourned the meeting at 7:51 p.m.