

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD**  
**BOARD OF DIRECTORS MEETING MEETING**  
**WEDNESDAY, JULY 27, 2017 – 7:15 P.M.**

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

**MINUTES**

**I. Call to Order:** The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:24 p.m. by NENEDD Vice Chairman Dick Pfeil. 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, Danielle Lammers, read roll call.

**Board Members Present:**

Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council  
Christian Ohl, NENEDD Board Member, Madison County Commissioner  
Scott Schaller, NENEDD Board Member, City of Fremont  
Jim McCarville, NENEDD Board Member, Northeast Community College  
Judy Mutzenberger, NENEDD Board Member, Cuming County  
Nadine Hagedorn, NENEDD Board Member, BankFirst

**Board Members Absent:**

Mayor Shannon Stuchlik, NENEDD Chairman, City of Pierce  
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus  
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation

**Others Present:**

Jerry Engdahl, NENEDD Council of Officials, Platte County  
Loren Kucera, NED, Inc. President, Nebraska Business Development Center (NBDC),  
Wayne  
Tina Biteghe Bi Ndong, NED, Inc. Vice President, West Point Chamber of Commerce  
John F. Lohr, NED, Inc. Secretary/Treasurer, NeighborWorks, Northeast Nebraska,  
Columbus  
Nancy Braden, NED, Inc. Board Member, City of Wayne  
Jerry Endahl, NED, Inc. Board Member, Platte County  
Brad Albers, NED, Inc. Board Member, Pierce County Commissioner  
Thomas L. Higginbotham, Jr., NENEDD  
Tina M. Engelbart, NENEDD  
Kristen Rosner, NENEDD  
Jeff Christensen, NENEDD (via telephone)  
Judy Joy, NENEDD  
Danielle Lammers, NENEDD

**III. Introduction of Council of Officials Members:** The Council of Officials Representatives attending the meeting: Ron Schilling, City of Columbus.

**IV. Secretary's Report**

**A. Approve the July 26, 2017 Agenda and June 2017 Minutes:** Christian Ohl made a motion to approve the July 26, 2017 agenda and the June 2017 minutes. Jim McCarville

seconded the motion. **Ayes:** Nadine Hagedorn, Judy Mutzenberger, Christian Ohl, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Mayor Shannon Stuchlik, Dan Kathol and Rich Jablonski. Motion carried.

**V. Treasurer's Report**

**A. June 2017 Treasurer's Report:** NENEDD Fiscal Officer Kristen Rosner presented the report. Scott Schaller made a motion to approve the June 2017 Treasurer's Reports as presented. Christian Ohl seconded the motion. **Ayes:** Nadine Hagedorn, Judy Mutzenberger, Christian Ohl, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Mayor Shannon Stuchlik, Dan Kathol and Rich Jablonski. Motion carried.

**VI. Discussion Items**

**A. Quarterly Loan Review:** NENEDD Fiscal Officer Kristen Rosner presented the Quarterly Loan Report to the board.

**VII. Action Items**

**A. Approve a Deed of Reconveyance for Amanda & David Redler, d/b/a Connect Now, LLC - Albion:** NENEDD Business Loan Specialist Jeff Christensen presented. Amanda and David Redler purchased the Albion Radio Shack business in Albion in 2014. NENEDD closed a \$35,000 loan, 20 years, 5.50%. Cornerstone Bank in Albion is the primary lender. NENEDD's loan balance is \$32,286. All payments have been made on time as promised. Our collateral is a subordinate lien position on all the business assets including real estate and business personal property. The Redlers are asking that NENEDD release its lien on their personal residence. They are taking out a home equity loan for renovations to their home. Cornerstone Bank is refinancing the loan. The buyer on the secondary market will not approve Redler's loan with any additional debt against their residence. Judy Mutzenberger made a motion to approve a Deed of Reconveyance on Amanda & David Redler's personal residence as presented and recommended by NENEDD staff and the Northeast RLF Committee. Scott Schaller seconded the motion. **Ayes:** Nadine Hagedorn, Judy Mutzenberger, Christian Ohl, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Mayor Shannon Stuchlik, Dan Kathol and Rich Jablonski. Motion carried.

**B. Approve a Resolution for League Association of Risk Management (LARM) Insurance:** NENEDD Fiscal Officer Kristen Rosner presented. LARM has been approved since 2013 to provide NENEDD's workers' compensation, general liability, errors & omissions, auto liability, auto physical damage and commercial property insurance coverage. The Renewal Coverage Proposal for the 2017-2018 Pool Year needs to be approved. The effective date is 10/1/2017 and includes a discount for a two-year commitment. Coverage and deductibles will remain the same. Christian Ohl made a motion to approve the resolution with League Association of Risk Management (LARM). Jim McCarville seconded the motion. **Ayes:** Nadine Hagedorn, Judy Mutzenberger, Christian Ohl, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Mayor Shannon Stuchlik, Dan Kathol and Rich Jablonski. Motion carried.

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

**IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, August 30, 2017 at 7:15 p.m. or following the NED, Inc. meeting. The

meeting will be held at the City of Norfolk Office Building, 309 N. 5<sup>th</sup> St., Norfolk, Nebraska.

- IX. Adjournment:** Jim McCarville made a motion to adjourn the meeting. Scott Schaller seconded the motion. **Ayes:** Nadine Hagedorn, Judy Mutzenberger, Christian Ohl, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Mayor Shannon Stuchlik, Dan Kathol and Rich Jablonski. Motion carried. NENEDD Vice Chairman Dick Pfeil adjourned the meeting at 7:39 p.m.