

**NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT - NENEDD
BOARD OF DIRECTORS MEETING MEETING
WEDNESDAY, OCTOBER 25, 2017 – 7:15 P.M.**

Eat Restaurant, 327 2nd St., Dodge, NE 68633

MINUTES

I. Call to Order: The Northeast Nebraska Economic Development District (NENEDD) Board of Directors meeting was called to order at 7:43 p.m. by NENEDD Chairman Mayor Shannon Stuchlik. Mayor Shannon Stuchlik 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:

Mayor Shannon Stuchlik, NENEDD Chairman, City of Pierce
Dick Pfeil, NENEDD Vice Chairman, Norfolk City Council
Rich Jablonski, NENEDD Secretary/Treasurer, City of Columbus
Nadine Hagedorn, NENEDD Board Member, BankFirst
Christian Ohl, NENEDD Board Member, Madison County Commissioner
Scott Schaller, NENEDD Board Member, City of Fremont
Dan Kathol, NENEDD Board Member, Hartington Community Development Corporation
Jim McCarville, NENEDD Board Member, Northeast Community College

Board Members Absent:

Judy Mutzenberger, NENEDD Board Member, Cuming County

Others Present:

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 Engdahl, NED, Inc. Board Member, Platte County
Thomas L. Higginbotham Jr., NENEDD
Tina M. Engelbart, NENEDD
Kristen Rosner, NENEDD
Jeff Christensen, NENEDD
Danielle Lammers, NENEDD
Brendee Reinke, Schumacher, Smejkal, Brockhaus & Herley, P.C.
Leroy Hollmann, Village of Verdigre Board Member

III. Introduction of Council of Officials Members: No Council of Officials were present.

IV. Secretary's Report

A. Approve the October 25, 2017 Agenda and July 26, 2017 Minutes: Rich Jablonski made a motion to approve the October 25, 2017 agenda and the July 26, 2017 minutes. Nadine Hagedorn seconded the motion. **Ayes:** Shannon Stuchlik, Nadine Hagedorn, Dan

Kathol, Christian Ohl, Rich Jablonski, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.

V. Treasurer's Report

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

VI. Discussion Items

A. Presentation of Northeast Nebraska Economic Development District Audit: Brendee Reinke from Schumacher, Smejkal, Brockhaus & Herley, P.C. presented the NENEDD audit. Board members will have a month to review the audit before it is officially accepted at the November meeting.

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

VII. Action Items

A. Approve Building Improvements: NENEDD Executive Director Thomas Higginbotham Jr. presented. For security reasons, staff would like to make some improvements to the lobby area and the access to the upstairs. Three new doors with two of them having mechanical locksets (keypad to gain access) and a tempered glass window between the lobby area and our administrative assistance's work space will be installed. Christian Ohl made a motion to approve expenses not to exceed \$5,000 for the installation of 3 doors and tempered glass window. Scott Schaller seconded the motion. **Ayes:** Shannon Stuchlik, Nadine Hagedorn, Dan Kathol, Christian Ohl, Rich Jablonski, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.

B. Approve a \$140,000 loan to Art & Tami Lindberg, d/b/a Schuyler Home & Building Supply – Schuyler: NENEDD Business Loan Specialist Jeff Christensen presented. Art & Tami Lindberg wish to purchase the existing Schuyler Lumber business located in Schuyler. Real estate includes the main retail store, six out buildings for lumber and building supply storage as well as custom project assembly, and an empty lot to the north. Pinnacle Bank in Schuyler will be the lending partner on this project. Christian Ohl made a motion to approve a NENEDD loan of \$140,000 to Art & Tami Lindberg to purchase the Schuyler Lumber business in Schuyler as presented and recommended by NENEDD staff and the Northeast RLF Committee. Jim McCarville seconded the motion. **Ayes:** Shannon Stuchlik, Nadine Hagedorn, Dan Kathol, Christian Ohl, Rich Jablonski, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.

C. Certify NENEDD is operating in accordance with its EDA approved RLF plan: NENEDD Business Loan Specialist Jeff Christensen and Fiscal Officer Kristen Rosner presented. NENEDD submits a semi-annual report to the Economic Development Administration (EDA) relating to its Revolving Loan Fund (RLF) and certifies that the RLF Plan is consistent with and supportive of the area's current economic adjustment strategy; the revolving loan fund is being operated in accordance with the policies and

procedures contained in the revolving loan fund plan; and the loan portfolio meets the standards contained therein. Nadine Hagedorn made a motion to certify NENEDD is operating in accordance with its EDA approved RLF plan. Rich Jablonski seconded the motion. **Ayes:** Shannon Stuchlik, Nadine Hagedorn, Dan Kathol, Christian Ohl, Rich Jablonski, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried.

- VIII. Chairman's/Board Comments** – Mayor Shannon Stuchlik commented on how delicious the meal was and thanked NENEDD Executive Director Thomas Higginbotham Jr. for planning it. NENEDD Business Loan Specialist Jeff Christensen attended a BD Medical Celebration in Columbus on October 25th and requested that NED, Inc. board member John Lohr share some of the speech that he gave regarding the history of BD Medical and how the company ended up opening up a plant in Columbus, Nebraska.
- IX. Next Meeting Date:** The next NENEDD Board of Directors meeting will be held on Wednesday, November 29, 2017 at 7:15 p.m. or following the NED, Inc. meeting. The meeting will be held by conference call. The call locations will be publicized November 15, 2017.
- IX. Adjournment:** Christian Ohl made a motion to adjourn the meeting. Nadine Hagedorn seconded the motion. **Ayes:** Shannon Stuchlik, Nadine Hagedorn, Dan Kathol, Christian Ohl, Rich Jablonski, Jim McCarville, Dick Pfeil and Scott Schaller. **Nays:** None. **Absent:** Judy Mutzenberger. Motion carried. NENEDD Chairman Mayor Shannon Stuchlik adjourned the meeting at 7:55 p.m.