

Washington County Local Development Corporation
Loan Review Committee - Meeting Minutes
Tuesday, June 15, 2021 – 11:30 a.m.

Meeting held via zoom – recording available (the recording cut out at the beginning due to an unknown error)

Board Members Present: Dave O'Brien, Mark Mahoney, Dave Higby, John Rozell, Sam Hall and Jared Humiston

Staff Present: Deanna Derway – WCLDC President

I. Call to Order

The meeting was called to order at 11:30 AM.

II. Approval of Meeting Minutes

After reviewing the minutes from the March meeting, Dave O'Brien made the motion to approve. Sam Hall seconded, and it was approved unanimously.

III. Old Business

IV. New Business

A. Loan List Update/COVID Updates

Deanna discussed the fact that it has been increasingly more difficult working with loan applicants to gather the required documentation as small business owners are having such a hard time finding employees that they are picking up the slack and working incredibly long hours. The lack of workforce is something that I am hearing as a complaint across the board for business owners. We completed the approved modification for Roundhouse Bakery which was the sale of some equipment to Hubbard Hall. This paid off one of their loan accounts and paid down the other one. We are working on a second modification in order to get them back on making some sort of payments towards their debt. Deanna will continue to work with them to come to a conclusion on this one. Bonnie & Clydes is back on track with payments after working with them the past several months. Wallies is finally opening which is exciting and the pictures that have been shared online look fantastic. Deanna is working on completing the loan site visits and is looking forward to seeing the completed restaurant in person. They are on track with both accounts. Starky's has been making payments as per their approved payment plan. We had multiple loans pay off including Woodward Equipment Co, Shed Stop and Roundhouse as previously mentioned. Lastly, we received a proposed purchase contract for Harrington's Care A lot for \$205,000. We have not received the proposed breakdown of funds yet but, Deanna and Russ are working with the other parties (GFN, current owner, potential buyer) and will have this information to present in the near future. Unfortunately, we are not sure yet if this will go through and we are losing money every day on this one as second mortgagee. We will definitely be taking a loss on this one and should prepare ourselves for that. Deanna reached out to Slate Town and Slickfin as they are both late. Slickfin lost track of time with renovations going on and Deanna is waiting to hear back from Slate Town as to what is happening there. For new horizons, Deanna is working with 9 businesses currently, multiple are applicants for the LCLGRPB loan fund as per our contract but, there are also some applicants that are working on loan packages for our programs as well. We have had many potential applicants and bankers reach out in the past month as well and although we do not know where those projects will go, it is great to see this much motion after the past year+.

B. Schoony's modification request: Next, the Committee reviewed a modification request from Schoony's Market who is requesting a 2 month forbearance on his loan for June and July. This request is due to a water line that broke in the ceiling causing over \$20,000 worth of damage including a cooler. He is working with his insurance company but, in the meantime this forbearance would help him to get through his situation. Deanna let the committee know that we already have to modify his loan due to the COVID freeze so it would not have a big impact on his account from our end and would make a huge difference on his end. The Committee discussed it

and Deanna let them know that she will be there on a site visit in the coming months and will look at the fixes when she is there. The Committee had no further questions and Mark Mahoney made a motion to approve. Dave O'Brien seconded, and it was approved unanimously.

- C. **Miscellaneous:** As previously mentioned, Deanna is beginning to schedule the annual site visits which will be completed by the end of the year.

V. Adjournment

The meeting was adjourned at 11:50 AM. Motion made by Sam Hall, seconded by Dave O'Brien and approved by all.

Jared Humiston, Chairman

Date 12/13/202

Respectfully submitted by, Deanna Derway, Executive Director