

Washington County Local Development Corporation
Loan Review Committee
Tuesday, May 16, 2017
9:00 a.m.
Meeting Minutes

Present: Dana Haff, Rich Norman, Jared Humiston and Jay Niles
Others Present: Deanna Derway, WCLDC President

Chairman Norman called the meeting to order at 9:00 a.m.

The Committee reviewed the minutes from the March meeting. Dana Haff made the motion to approve and Jared Humiston seconded. It was approved unanimously.


Next, The Committee reviewed the current loan list update. Darlene from Renaissance made her payment as based on her payment plan. Deanna updated the Committee on the fact that two loans paid off this month including South Hartford who has been in default for some time. ICC Management and Esther Davis are both behind 2 months but, Deanna has spoken with both numerous times and ICC is working to get caught up and Esther said that she will bring her account current by the end of June.

Next, the Committee reviewed a loan modification request from Schoony's Country Market who has asked the committee to extend the term of the loan from 10 years out to either 15 or 20 years allowing him to have extra money each month to put towards equipment and building upgrades that have been discovered. Deanna informed the Committee that he always pays his payments on time and reminded them that we did give him a three month modification last year with no payments over the winter months. The Committee expressed some concern that this request will become an annual one. The committee looked at the payment options that each change would make for the owner and proposed extending to a 15 year term with the understanding that further requests for modification to payments will not be approved. Dana Haff made a motion to approve the modification request to extend to a 15 year term. Jared Humiston seconded and it was approved unanimously.

Next, the Committee reviewed loan modification subordination request for Locust Grove Farm. Locust Grove needed additional funding to complete their expansion product and Farm Credit East has approved them for the additional funding. They have requested that the LDC subordinate from co-equal first mortgage position that we currently have with LCLGRP (who is being paid off in full as part of the Farm Credit East loan) to second mortgage position. There was some discussion about the effect that this would have on our collateral and Jay Niles made a motion to approve the subordination request. Jared Humiston seconded and it was approved unanimously.

Deanna looked at the calendar with the Committee and discussed that the next meeting will be June 13th at 9 AM. The meeting was adjourned at 9:31 a.m. Motion made by Jared Humiston, seconded by Jay Niles and approved by all.

DD



Rich Norman, Chairman