



## **GREEN RIVER ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS' MEETING**

February 3, 2021

M-I-N-U-T-E-S

The Board of Directors of the Green River Economic Development Corporation (EDC) met on Wednesday, February 3, 2021, at 8:30 a.m., via ZOOM. The following persons were in attendance:

### **MEMBERS PRESENT**

Greg Collins  
Brittaney Johnson  
Austin Vowels  
Chad Gregory  
Kim Logsdon  
Matt Wright

Whitney Risley  
Will McDowell  
Jodi Ashby  
Tammy Belt  
Monte Davenport  
Meredith Steiner

Phillip Holt  
Mike Baker  
Kim Humphrey

### **MEMBERS ABSENT**

\*Doug Bell  
\*Sandy Dant  
Newman Brown  
Melissa Coker

### **GUESTS AND STAFF PRESENT**

Joanna Shake, GRADD  
John Edge, consultant  
Mariah Myers, GRADD  
Blake Edge, GRADD  
Gina Boaz, GRADD  
Skyler Stewart, GRADD  
Beth Ferguson, GRADD  
Therese Payne, GRADD

\*Excused Absence

I. CALL TO ORDER

Chairperson Tammy Belt called the meeting to order at 8:32 a.m. and welcomed everyone.

II. CONSIDERATION OF MINUTES

The minutes of the December 2, 2020, Green River Economic Development Corporation meeting were presented for approval. Gina Boaz stated Brittaney Johnson called in to the meeting and was inadvertently counted absent. The minutes need to be revised to reflect her attendance.

A motion was made by Mike Baker and seconded by Greg Collins to approve the amended minutes of the December 2, 2020, Green River Economic Development Corporation meeting. A vote was taken and the motion carried.

III. OLD BUSINESS

A. Loan Report

Gina Boaz provided the loan report. A balance of \$1,687,380.68 is available in the traditional Revolving Loan Fund (RLF), \$24,836.13 remains in Intermediate Relending Program (IRP). Currently, there are 37 traditional loans, totaling \$1,847,010.09; one IRP loan with a balance of \$116,547.78; and nine EDA CARES Act RLF loans, totaling \$627,500. There are no delinquencies at this time.

IV. NEW BUSINESS

A. Izzy's Italian Restaurant

Greg Collins presented an EDA CARES Act loan application on behalf of Izzy's Italian Restaurant in Morganfield. The project would retain two full-time and twelve part-time employees with plans to create two additional full-time jobs in the second year. Josie Watson was present and gave an overview of her business.

Loan Amount:	\$130,000
Purpose of the Loan:	Building acquisition; Working Capital (inventory, utilities)
Term:	15 years
Interest Rate:	0% for first 12 months; 75% of prime remaining 14 years

Collateral: 1<sup>st</sup> on building located at 101 W. Main St., Morganfield, KY

Additional Requirements: This loan is subject to the company securing all other sources of funding outlined in the loan application or providing alternative funding in an equal amount.

Funding is contingent on there being no material adverse change in the a) financial condition of the borrower or guarantor; b) the value of the collateral; or c) the general business operations of the guarantor, between the date of this commitment and the date of the loan closing.

Borrower is responsible to maintain proper insurances, including applicable hazard insurances.

Borrower must comply with all applicable laws and regulations.

Borrower is responsible to pay all closing costs, including but not limited to the following: legal expenses, recording fees, etc.

Special Provisions: Loan subject to Economic Development Administration (EDA) guidelines.

Austin Vowels asked about the appraised value of the property. Gina Boaz stated the property's appraised value is \$155,000. Kim Humphrey shared on behalf of Ms. Watson that she hires many people with various special needs. Ms. Watson stated she had nine employees with special needs before COVID but had to lay off four of them.

A motion was made by Kim Humphrey and seconded by Kim Logsdon to approve the Izzy's Italian Restaurant loan, in the amount of \$130,000. A vote was taken and the motion carried.

B. Riverview Restaurant

Greg Collins presented an EDA CARES Act loan application on behalf of Riverview Restaurant in Hawesville. The project would retain seven full-time and eight part-time jobs with plans to add one additional full-time and four part-time jobs in the second year. Steve Burk was present and gave an overview of his business.

Loan Amount: \$152,500

Purpose of the Loan:	Building/business acquisition
Term:	15 years
Interest Rate:	0% for first 12 months; 75% of prime remaining 168 months
Collateral:	1 <sup>st</sup> on building; life insurance
Additional Requirements:	<p>This loan is subject to the company securing all other sources of funding outlined in the loan application or providing alternative funding in an equal amount.</p> <p>Funding is contingent on there being no material adverse change in the a) financial condition of the borrower or guarantor; b) the value of the collateral; or c) the general business operations of the guarantor, between the date of this commitment and the date of the loan closing.</p> <p>Borrower is responsible to maintain proper insurances, including applicable hazard insurances.</p> <p>Borrower must comply with all applicable laws and regulations.</p> <p>Borrower is responsible to pay all closing costs, including but not limited to the following: legal expenses, recording fees, etc.</p>
Special Provisions:	Loan subject to Economic Development Administration (EDA) guidelines.

Austin Vowels asked about the appraised value of the property. Gina Boaz stated the property's appraised value is \$175,000. Mike Baker shared that the Riverview Restaurant has been a mainstay in the Hawesville area, and he applauded Mr. Burk for bringing it back to the community.

A motion was made by Mike Baker and seconded by Kim Logsdon to approve the Riverview Restaurant loan, in the amount of \$152,500. A vote was taken and the motion carried.

C. Planter Coffee House Moratorium Request

Joanna Shake shared loan clients, Lisa and David Maish, owners of Planter

Coffee House in Henderson, contacted her in January, stating they would not be able to make any more payments on their loan. After several conversations, Ms. Shake proposed a six-month moratorium on payments, during which time, the Maishs will put the building up for sale. Ms. Shake requests that moratorium of the corporation on their behalf.

A motion was made by Austin Vowels and seconded by Jodi Ashby to approve a six-month moratorium on the Planter Coffee House loan. A vote was taken and the motion carried.

D. EDA De-Federalization of Traditional RLF Award

Joanna Shake reminded the Corporation of the news that former President Donald Trump signed the Reinvigorating Lending for the Future (RLF) Act of 2020 into law in November 2020 to release the RLF from federal requirements pertaining to construction projects funded with GRADD's traditional RLF funds. Even though GRADD staff was excited to hear this news as it will open many doors to help small businesses that used to be restricted due to Davis-Bacon regulations, there are still many obstacles to clear before this money can be used toward rehab and construction. Approval must be granted from the GRADD Board of Directors, then formal requests must be made to the Economic Development Administration (EDA). Ms. Shake went on to say once all the steps have been taken, staff will be ready to begin lending.

E. EDC Membership Update

Chairperson Tammy Belt gave an update on the vacancies to the Corporation. David Albin with Farm Credit in McLean County is interested and has been sent information to fill the McLean County At-Large vacancy. Judge/Executive David Johnston is looking into a banker to fill the Ohio County banker vacancy. Ms. Belt welcomed Austin Vowels, the newly elected Henderson At-Large EDC member, who joined the corporation on the call today.

F. Staff Update

Gina Boaz shared information on the Cares Act RLF fund, 59 requests had been made, nine applications received, requesting \$1,022,00; four loans funded, totaling \$517,500, resulting in a total of 99 jobs, either new or retained. Of the Working Capital fund, 23 requests have been made, 11 applications received, requesting \$239,500; five funded, totaling \$110,000, resulting in 89 jobs, either new or retained. Of the \$3.1 million in funds, \$627,500 have been dispersed. Ms. Boaz thanked John Edge for his help with the process thus far and his continued marketing of the program. She encouraged all members to send any interested businesses her way.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:03 a.m.

/tp

---

Chair