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

November 2, 2022

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

The Board of Directors of the Green River Economic Development Corporation (EDC) met on Wednesday, November 2, 2022, at 8:30 a.m. at the GRADD Office. The following were in attendance:

**MEMBERS PRESENT**

Tammy Belt  
Greg Collings  
Brittaney Johnson (Rep. Brad Davis)  
Mike Baker  
Monte Davenport

Barbara Howard  
Chad Gregory  
Christina Carpenter  
Doug Bell

**MEMBERS ABSENT**

\*Sandy Dant  
\*Will McDowell  
\*Katie Peak  
\*Brandon Gentry  
\*Andy Rideout  
Rachel Yarbrough  
Melissa Coker

Meredith Steiner  
Kim Humphrey  
Matt Wright  
Whitney Risley  
OCEDA representative

**GUESTS AND STAFF PRESENT**

Blake Edge, GRADD  
Gina Boaz, GRADD  
Beth Ferguson, GRADD  
Jessie Howard, GRADD  
Marissa Haight, GRADD  
Therese Payne, GRADD

**\*Excused Absence**

Brad Schneider, Chairman | Al Mattingly, Jr., Vice Chairman | Steve Henry, Secretary | Adam O'Nan, Treasurer | Joanna Shake, Executive Director



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I. CALL TO ORDER

Chairperson Tammy Belt called the meeting to order at 8:33 a.m.

II. CONSIDERATION OF MINUTES

The minutes of the September 7, 2022, Green River Economic Development Corporation meeting were presented for approval.

A motion was made by Greg Collins and seconded by Doug Bell to approve minutes of the September 7, 2022, 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 \$466,647.90 is available in the Economic Development Administration Coronavirus Aid, Relief, and Economic Security (EDA CARES) Act Revolving Loan Fund. A balance of \$2,523,171.85 is available in the traditional Revolving Loan Fund (RLF).

B. Loan Defaults

Tammy Belt shared attorney David Johnson's office sent out default letters on October 26, 2022, to Burkins Financial, Hot Mess Mama Boutique and Bella Vista Mexican Grill as required by the Fair Debt Collection Practices Act. The loan clients have 30 days to contact David Johnson's office in writing to bring their accounts current before legal action.

Ron Burkins contacted Gina Boaz and Joanna Shake asking why the EDC had not considered restructuring or forgiving his loan. Ms. Shake will be contacting him. The EDC discussed his previous lack of cooperation and decided not to extend any leniency to him. Additionally, the EDC does not have any precedent for restructuring or forgiving loans.

Terry Pollard contacted Gina Boaz to notify her the IRS stated "fraudulent tax filing identified" on his tax return. He stated someone attempted to file using his identity. He is currently working with the IRS to resolve the problem. The EDC asked he provide a letter from the IRS proving the fraudulent filing notification.

Jeanette Noone with iArt paid the past due interest last week and is current with her interest-only payments. She indicated she is in the process of discussing the sale of her late father's property with another relative.

Planter's Coffee House provided a copy of the real estate sale information as requested. Property for Sale sign has been updated to include "Price Reduced." Ms. Boaz received word they accepted an offer on the building and hope to close this month.

#### IV. NEW BUSINESS

##### A. Comprehensive Economic Development Strategy (CEDS) Report

Jessie Howard, Special Projects Coordinator, provided a report on the CEDS. The public comment period ends Monday, at which time, Ms. Howard will make final changes to the CEDS. Ms. Howard shared SWOT (strengths, weaknesses, opportunities, and threats) Analysis for the region. Strengths included precedent of collaboration between local officials and industries, strong collaboration between region's water and wastewater systems, excellent community colleges with technical training programs, strong network of senior centers and services, excellent mapping of infrastructure systems and strong K-12 school systems. Weaknesses included lack of decent affordable housing, lack of comprehensive health care, poor rural accessibility to public transportation and sidewalks, lack of rural broadband and cell coverage, lack of childcare options and affordability, lack of four-lane highways for industries and lack of soft skills in labor force. Opportunities included expansion of health care facilities, expanding tourism industry, future I-69 bridge, reentry programs for incarcerated individuals, potential to attract EV battery industry to region, and Cleaner Water Grant program funds. Threats included loss of population to larger cities, low workforce participation rate, aging infrastructure, declining coal industry, rising cost of living, supply chain issues and retiring water and wastewater operators. The corporation members praised Ms. Howard for the exceptional work she has achieved in writing the CEDS.

A motion was made by Brad Davis and  
seconded by Doug Bell to approve the CEDS. A  
vote was taken and the motion carried.

##### B. Secretary Jeff Noel Recap

Gina Boaz provided a summary of Secretary Noel's visit with local economic development and elected officials on October 12, 2022. He stated he believes "shared opportunities means shared responsibilities." He shared what he saw as the biggest economic development issues facing Kentucky which include worker housing, mobility (walking/biking trails), livability (parks, education, and quality of life), electric vehicles will be the norm by 2030, and existing automotive supplies will change to support electric vehicles. He stressed incentives should never be first in economic development-workforce, livability, permitting then incentives. He complimented Henderson Community College for providing the same machinery as PRATT Industries as part of their workforce training. He suggested a production training track is needed in high school.

C. Nominating Committee

Tammy Belt asked for volunteers to be on the nominating committee to nominate officers for next year. Since no one volunteered, Ms. Belt appointed Greg Collins, Monte Davenport and Chad Gregory to be on the committee. They all accepted.

D. Staff Update

Gina Boaz shared five traditional revolving loan fund (RLF) loan applications were requested, but none were submitted for review. Ms. Boaz spoke at the UK Small Business Development Center's Bankers' Luncheon on September 27, 2022.

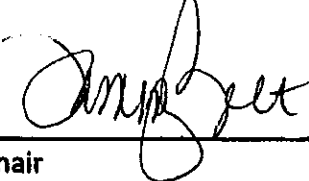
V. OTHER BUSINESS

None

VI. ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:07 a.m.

/tp

  
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Chair