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**GRADD.COM**

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

May 3, 2023

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

The Board of Directors of the Green River Economic Development Corporation (EDC) met on Thursday, May 3, 2023, at 8:30 a.m. at the GRADD Office. The following were in attendance:

MEMBERS PRESENT

Tammy Belt  
Barbara Howard  
Katie Peak  
Chad Gregory  
Miranda Robertson  
Tina Snyder

Andy Rideout  
Greg Collins  
Brad Davis  
Melissa Coker  
Monte Davenport

MEMBERS ABSENT

\*Sandy Dant  
\*Kim Humphrey  
\*Mike Baker  
\*Brandon Gentry  
Will McDowell

Christina Carpenter  
Whitney Risley  
Rachel Yarbrough

GUESTS AND STAFF PRESENT

Mariah Myres, GRADD  
Colie Smith, GRADD  
Beth Ferguson, GRADD  
Marissa Haight, GRADD  
Therese Payne, GRADD

\*Excused Absence

Steve Henry, Chairman | Adam O'Nan, Vice Chairman | Johnny "Chic" Roberts, Secretary | Curtis Dame, Treasurer | Joanna Shake, Executive Director



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I. CALL TO ORDER

Chairperson Tammy Belt called the meeting to order at 8:31 a.m.

II. CONSIDERATION OF MINUTES

The minutes of the March 30, 2023, Green River Economic Development Corporation meeting were presented for approval.

A motion was made by Brad Davis and seconded by Greg Collins to approve minutes of the March 30, 2023, Green River Economic Development Corporation meeting. A vote was taken and the motion carried.

III. OLD BUSINESS

A. Loan Report

Colie Smith provided the loan report. Mr. Smith reviewed the loans in default.

- Serene Relief Wellness is 518 days past due, owing \$7,821.22. Borrower has been turned over to GRADD attorney for collection.
- Burkins Financial Group is 487 days past due, owing \$5,174.28. Borrower has been turned over to GRADD attorney for collection.
- iArt Studios is 428 days past due, owing \$6,417.13. Borrower contacted RLF staff on May 2, 2023 a survey of their farm should be completed this week and the sale should close soon. A payoff statement valid through the end of May was sent to the borrower.
- Hot Mess Mama Boutique is 397 days past due, owing \$2,561.78. Borrower has been turned over to attorney for collection.
- A Keen Sense of Clean is 275 days past due, owing \$2,111.55. Borrower contacted GRADD staff on March 31, 2023 to inform GRADD he had filed for bankruptcy. Notice of bankruptcy was received April 24, 2023. GRADD attorney advised GRADD will be listed as a creditor in the bankruptcy proceedings, but he could not predict if GRADD would recover any losses.
- Cinema 33 is 244 days past due, owing \$4,250.63. Default letter was sent to borrower April 3, 2023 via certified mail, but borrower did not sign for it.
- Grime Stoppers is 153 days past due, owing \$2,581.97. Default letter was sent to borrower April 3, 2023 via certified mail, but according to tracking, letter appears to still be in transit.
- 54 Cosmetics is 122 days past due, owing \$1,166.65. No payments have

been made on this loan. Staff conducted a site visit on April 20, 2023 but was unable to meet with borrower. Letter was left with borrower's son, who was asked to have borrower contact RLF staff as soon as possible. No contact has been made.

- Dear Valley Enterprises is 91 days past due, owing \$5,691.10. Borrower Delivered one month's payment on April 28, 2023, along with a letter explaining why they have fallen behind and outlining their plan to bring their account current.
- El Burrito Express is 2 days past due, owing \$1,089.57. Borrower did not pay their March 2023 payment and has been one month behind ever since. Borrower has been in contact with RLF staff.
- Conrad's Sawmill is 30 days past due, owing \$595.24. Borrower spoke with staff on April 18, 2023 stating a check for the April payment had been mailed. Borrower stated they have a new rural mail carrier and have been experiencing mail delays. Staff will review check date, postmark date, and delivery date once payment arrives and discuss mail timeline with borrower.

B. Loan Defaults

Chairperson Tammy Belt shared the letter Dear Valley sent to the EDC. It stated the company has faced some financial constraints due to lower cash flow during the off-season. Their plan to get current is to make an additional \$1,000 payment added to each future monthly payment until the account is current. The borrower thanked the Corporation for their understanding and patience, as well as Mr. Smith's positiveness and encouragement during this process.

IV. NEW BUSINESS

A. PK Mechanical, LLC

Chairperson Tammy Belt presented a traditional loan request on behalf of PK Mechanical, LLC. The project would create twelve full-time jobs over the first two years. Kim Montgomery was present to give an overview of the business.

Loan Amount:	\$250,000
Purpose of the Loan:	Building acquisition
Term:	15 years
Interest Rate:	4.25% for 180 months; rate will stay at 4.25% or drop adjust to 75% of prime, whichever is less, annually throughout the life of the loan.

Collateral: 1<sup>st</sup> position on building located at 9055 US 60, Lewisport, KY

Additional Requirements: 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.

A motion was made by Greg Collins and seconded by Monte Davenport to approve the PK Mechanical, LLC traditional RLF loan, in the amount of \$250,000.  
A vote was taken and the motion carried.

B. Update to EDC Bylaws

Chairperson Tammy Belt presented the following change to Article IV, Section I. a. and b. of the EDC bylaws. The previous language stated, "These Corporation members shall be nominated by the Corporation and approved by the GRADD Executive Committee." The proposed revised language states, "These Corporation members shall be nominated and approved by the Corporation."

A motion was made by Katie Peak and seconded by Melissa Coker to approve the above stated change to Article IV, Section., a. and b. of the EDC Bylaws. A vote was taken and the motion carried.

C. EDC Membership

Chairperson Tammy Belt presented Marty Shephard, Ohio County resident and business owner, to fill the Ohio County At-Large position on the EDC for the remainder of the term. Chairperson Belt also presented James E. Davis of Independence Bank, to fill the Henderson County Banker position for the remainder of the term. Finally, Chairperson Belt shared Doug Bell's departure from the EDC also created an opening on the Green River EDC Loan Review Committee. Chairperson Belt presented Brandon Gentry to serve on the Green River EDC Loan Review Committee.

A motion was made by Brad Davis and seconded by Monte Davenport to approve Marty Shephard and James Davis for EDC membership, as well as Brandon Gentry appointment to the Green River EDC Loan Review Committee. A vote was taken and the motion carried.

D. RLF Plan Update

Colie Smith presented the Revolving Loan Fund (RLF) Plan Update. The content of the plan is generally the same as 2018, but additions to operational procedures were made. Colie Smith provided the Corporation with a summary of changes for their review and asked for approval.

A motion was made by Brad Davis and seconded by Katie Peak to approve RLF Plan Update. A vote was taken and the motion carried.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:56 a.m.

/tp

  
Chair