



Mid-Columbia Economic Development District

MCEDD Loan Administration Board Meeting
Tuesday, August 21, 2018
8:00am

MCEDD Office, 515 East Second Street, The Dalles

AGENDA

<u>Topic</u>	<u>Estimated Time</u>	<u>Item</u>
Call to Order, Introductions, Conflict of Interest Disclosures		
July 17, 2018 Minutes	5 minutes	Approval
Loan Modification Request: <i>The Honald Building, LLC</i>	5 minutes	Information
Loan Request <i>Erik Stenberg dba The Little Huckleberry Food Truck</i>	5 minutes	Information
<i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i> <i>Regular Session Reconvened</i>		
Loan Actions	10 minutes	Decision
Loan Reports <i>Funded and Delinquent Loan Updates</i>	10 minutes	Information
<i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i> <i>Regular Session Reconvened</i>		
Other New Business		
Adjourn		

The meeting location is accessible to persons with disabilities. If you have a disability that requires any special materials, services or assistance, please contact us at (541) 296-2266; TTY 711 at least 48 hours before the meeting. MCEDD is an equal opportunity employer, lender and provider.

Executive Session Protocol MCEDD Loan Administration Board

After discussion agenda items are presented in open session by MCEDD staff, the LAB Chair will state the following: "Pursuant to ORS 192.660(f), Exempt Documents, I call the Executive session of the MCEDD Loan Administration Board to order".

LAB Chair asks all non-staff and non LAB members to leave the meeting. Staff will explain to visitors where they can wait and that they will be invited into Executive Session when their agenda item will be discussed.

For each discussion item on the agenda for Executive Session, the LAB Chair will follow the following procedural steps:

1. Invite the loan applicant (or their representative) into the Executive Session for the presentation of their loan request. LAB Chair requests a brief presentation from MCEDD staff on a summary of the loan proposal or other discussion item.
2. After presentation of information by staff, the LAB Chair asks if there are any questions for the loan applicant or MCEDD staff.
3. Following questions and discussion by the LAB, the loan applicant (and/or their representative) is asked to leave Executive Session with instruction that they will be invited into the Open session when Executive Session is adjourned.
4. LAB Chair asks LAB members if there is any discussion related to loan request that needs to take place before inviting the next loan applicant or other persons in to Executive Session for the next discussion item.
5. Additional discussion between the LAB members takes place then Steps 1-5 are repeated for each following discussion item for Executive Session.

At the end of discussion, the LAB chair will close the Executive Session. The LAB moves back to open session. At this point, the LAB Chair asks for a motion on the decision items in open session. Following a proper motion (motion and a second), the LAB chair requests discussion on the motion. Following any discussion, the LAB chair request a vote ("all those in favor, signify by saying aye" "all opposed signify by saying nay" "any abstentions?"). Staff may ask for a roll-call vote, if the responses are unclear

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**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
LOAN ADMINISTRATION BOARD MEETING MINUTES**

Tuesday, July 17, 2018
8:00 am
MCEDD OFFICE, 515 East 2nd Street, The Dalles, OR

ATTENDANCE:

BOARD: Scott Clements, Dillon Borton, Bob Hamlin, Bob Benton, Rex Johnston

STAFF: Amanda Hoey (Executive Director), Eric Nerdin (Loan Fund Manager)

GUESTS: Tod Guenther (Bunnyjuice), Ken Bailey (MCEDD Board)

CALL TO ORDER:

Scott Clements called the meeting to order at 8:03 a.m. A quorum was present. A round of introductions took place. Scott requested declaration of any conflicts of interest. None were noted.

LOAN ADMINISTRATION BOARD MINUTES

Rex Johnston moved to approve the minutes from July 3, 2018. Bob Hamlin seconded the motion. Motion passed unanimously.

LOAN REQUEST: BUNNYJUICE, INC

Eric presented a \$75,000 loan request for Bunnyjuice, Inc.

LOAN MODIFICATION REQUEST: NUCULTURE FOODS, LLC

Eric presented loan modification request for NuCulture Foods, LLC.

EXECUTIVE SESSION

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:05 a.m.

Rex Johnston departs at 8:28 am

Regular session was reconvened at 8:29 a.m.

LOAN ACTION: BUNNYJUICE, INC

Dillon Borton moved to approve a loan to Bunnyjuice, Inc as recommended by staff. Bob Hamlin seconded the motion. Motion passed unanimously.

- Loan amount: \$75,000.00
- Interest Rate: 9.75%
- Loan Term: 73 months
- Loan Payment, Fees, Collateral and Conditions: As listed in the staff report

LOAN ACTION: NUCULTURE FOODS, LLC

Bob Hamlin moved to approve the loan client's request for 6 months of interest only payments, with the conditions as listed. Bob Benton seconded the motion. Motion passed unanimously.

LOAN REPORTS

Eric Nerdin provided the loan delinquency report, highlighting Morale Orchards defaulted loan.

EXECUTIVE SESSION

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:32 a.m.

Regular session was reconvened at 8:41 a.m.

LOAN ACTION: MORALE ORCHARDS, LLC

Dillon Borton moved to approve staff to pursue legal action should the loan continue to remain- or in the future return to- 90 or more days past due. Bob Benton seconded the motion. Motion passed unanimously.

LOAN REPORTS

Eric Nerdin provided further updates on the delinquency report, noting that Freeborn Design made a payment via wire transfer so should not have been on the list presented.

OTHER NEW BUSINESS

No other new business was presented.

ADJOURNMENT: The meeting was adjourned at 8:45 a.m.

Respectfully submitted by Amanda Hoey, Executive Director.