



Mid-Columbia Economic Development District

MCEDD Loan Administration Board Meeting
Tuesday, October 16, 2018
8:00am

MCEDD Office, 515 East Second Street
The Dalles, Oregon

AGENDA

<u>Topic</u>	<u>Estimated Time</u>	<u>Item</u>
Call to Order, Introductions, Conflict of Interest Disclosures		
Loan Administration Board Minutes <i>October 2, 2018</i>	5 minutes	Approval
Loan Requests <i>Lost Lake Resort, Inc.</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 Updates <i>LDB Beverage, LLC</i> <i>Seufert Enterprises, LLC</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>Delinquent Loan Updates</i>	10 minutes	Information
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, October 2, 2018
8:00 am
MCEDD OFFICE, 515 East 2nd Street, The Dalles, OR

ATTENDANCE:

BOARD: Scott Clements, Bob Hamlin, Rod Runyon, Dillon Borton, Gary Thompson, Rex Johnston, AJ Tarnasky

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

GUESTS: Maui Meyer (Argonaut Investments, LLC), Ken Bailey (MCEDD Board chair), Bruce Nissen (LDB Beverage, LLC), David Ryan

CALL TO ORDER:

Scott Clements called the meeting to order at 8:00 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

Bob Hamlin moved to approve the minutes from September 18, 2018. Rex Johnston seconded the motion. Motion passed unanimously.

LOAN REQUEST: ARGONAUT INVESTMENTS, LLC

Eric Nerdin presented an overview of the loan request from Argonaut Investments, LLC.

EXECUTIVE SESSION

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:02 a.m.

AJ Tarnasky joined the meeting at 8:04 a.m.

Regular session was reconvened at 8:19 a.m.

LOAN ACTION: ARGONAUT INVESTMENTS, LLC

Dillon Borton moved to approve a loan to Argonaut Investments, LLC as recommended by staff. Rod Runyon seconded the motion. Motion passed unanimously.

- Loan Amount: \$300,000
- Term: 7.5% fixed interest rate, 85 month term
- Loan Payment, Fees, Collateral and Conditions: As listed in the staff report

LOAN MODIFICATION REQUEST: LDB BEVERAGE, LLC

Eric Nerdin presented a loan modification request for LDB Beverage, LLC.

EXECUTIVE SESSION

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:21 a.m.

Rex Johnston departed at 8:58 a.m.

Regular session was reconvened at 9:13 a.m.

LOAN ACTION: LDB BEVERAGE, LLC

Rod Runyon moved to authorize staff to proceed with the counter negotiation. Bob Hamlin seconded the motion. Motion passed with five in favor and one abstention (Tarnasky).

OTHER NEW BUSINESS

Amanda Hoey reported that the NW Business Development Association approved an investment (\$30,000) that will further support the loan programs.

ADJOURNMENT: The meeting was adjourned at 9:19 a.m.

Respectfully submitted by Amanda Hoey, Executive Director.