



Mid-Columbia Economic Development District

**MCEDD Loan Administration Board Meeting**  
**Tuesday, March 19, 2019**  
**8:00am**

MCEDD Office, 515 East Second Street, The Dalles

**AGENDA**

<b><u>Topic</u></b>	<b><u>Estimated Time</u></b>	<b><u>Item</u></b>
Call to Order, Introductions, Conflict of Interest Disclosures		
Loan Administration Board Minutes <i>March 5, 2019</i>	5 minutes	Approval
Loan Modification Request <i>Feast Market, LLC</i>	5 minutes	Information
<b><i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i></b> <i>Regular Session Reconvened</i>		
Loan Actions	10 minutes	Decision
Loan Updates	10 minutes	Information
<b><i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i></b> <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, March 5, 2019

8:00 am

MCEDD OFFICE, 515 East 2<sup>nd</sup> Street, The Dalles, OR

**ATTENDANCE:**

BOARD: AJ Tarnasky, Judge Joe Dabulskis, Rex Johnston, Bob Hamlin, Bob Benton, Scott Clements

GUESTS: Ken Bailey

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

**CALL TO ORDER:**

Bob Hamlin called the meeting to order at 8:00 am. A quorum was present. A round of introductions took place. Amanda requested declaration of any conflicts of interest. AJ Tarnasky disclosed that he has a potential conflict of interest with the Hinman Orchards loan and will be abstaining from the discussion and vote.

**LOAN ADMINISTRATION BOARD MINUTES**

Rex Johnston moved to approve the minutes from February 19, 2019. Bob Benton seconded the motion. Motion passed unanimously.

**LOAN MODIFICATION REQUEST: HINMAN ORCHARDS, INC**

Eric Nerdin presented a loan modification request from Hinman Orchards, Inc.

**EXECUTIVE SESSION**

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:04 a.m.

Regular session was reconvened at 8:13 a.m.

**LOAN MODIFICATION ACTION: HINMAN ORCHARDS, INC**

Rex Johnston moved to approve staff recommendation for the loan modification for Hinman Orchards, Inc. Bob Benton seconded. Motion passed with four in favor and one abstention (Tarnasky).

**SEUFERT ENTERPRISES UPDATE**

Eric Nerdin presented an overview of the status with Seufert Enterprises.

**EXECUTIVE SESSION**

Per ORS 192.660 (f) Exempt Documents, the MCEDD Loan Administration Board moved into Executive Session at 8:15 am.

*Scott Clements joined the meeting at 8:17 am*

Regular session was reconvened at 8:29 am.

**LOAN ACTIONS**

Bob Benton moved to direct staff follow the action recommended by MCEDD's attorney and as discussed by the loan board. Rex Johnston seconded. Motion passed unanimously.

**LOAN REPORTS AND UPDATES**

Eric Nerdin provided a request from Argonaut Investments to modify a condition of their loan related to life insurance on spouses.

**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 8:36 am

**LOAN ACTION**

Bob Benton moved to approve the loan condition modification as requested. Bob Hamlin seconded the motion. Motion passed unanimously.

**OTHER NEW BUSINESS**

No additional new business was presented.

**ADJOURNMENT:** The meeting was adjourned at 8:38 am

*Respectfully submitted by Amanda Hoey, Executive Director*