

Glenville Local Development Corporation

Meeting Minutes: April 15, 2014

Persons Present: R. Usas, J. Valachovic, S. Osswald, K. Toombs, B. Nissley

D. Kramer, J. Hartzell, J. Martin, M. Burns, C. Hebbard

Meeting Commenced at: 7:3 a.m.

Motion to accept minutes of March 18, 2014 and April 1, 2014

Report of the Treasurer

\$500 loan application fee has been received from Riverstone Manor. A second checking account will be opened at Trustco to receive those funds and repayments as they come in. Motion to accept: Nissley/Osswald.

Bills and Communications

None

Reports of Committees

Audit and Finance – discussion of progress made in 501(c)3 application -- returned signed retainer to Rose Weaver McKenna together with completed documents. It was noted there will be revisions needed to Articles of Incorporation and By-Laws. Governance to meet next week to discuss Records Retention Policy.

Business Development –

1. JLuke Construction – application for construction loan, \$300,000, 12 month term, building to support DHA project – Discussion of challenges of a construction loan and possible ways to work around loan to a non-construction product by working out the loan in a second position and working with primary lender and satisfying job creation requirements; notation that Davis-Bacon Federal Wage Rates will apply to the project with our financing.

Loan Review

1. 9:02 Motion to go to executive session for the purpose of reviewing the financial and credit information of a term loan applicant for \$66,820 with counsel and members of Loan Review Committee to stay for presentation of the information. Nissley/Valachovic.
 - a. 8:43 motion to adjourn executive session and return to public session. Nissley/Valachovic.
 - b. presented for approval/disapproval.
 - c. Terms of Loan: 66 months, 6 months interest only, then 60 months principal and interest at 35% for term of loan
 - d. Angelo Sgarlatta personal guarantor

Minutes submitted by: K. Toombs

Minutes Approved:

- e. Year to date bookings show a significant increase as a result of new carpet and painting.
- f. Debt Subordination Agreement to be worked out with first mortgage holder.
- g. Due proof of borrowing authority to be provided to counsel
- h. Motion for approval by Valachovic/Nissley – roll call vote – unanimous approval

Unfinished Business

April Developer's Event -- coming along nicely. Currently 40 have RSVP'd their attendance. Comptroller's front man has been in regular contact with Usas.

New Business

Scotia subrecipient agreement – Usas continues to confer with Kastberg.

Next Meeting: May 5, 2013 at 7:30 a.m.

Meeting Adjourned at: 8:42 a.m. Toombs/Osswald