

Meeting Minutes: EDAB Loan Committee Open Meeting 2/27/24

- The EDAB Loan Committee meeting was held on 2/27/2024 at 8:00 a.m. at the Harford Resource Center at 54 Lee St. in Bel Air

- Members in attendance: Gil Kennedy (Sub-Committee Chair), Wayne Goddard, Tom Knapp, Judith Wettig, and Chris Street
- Staff: Bonnie Barresi and Michelle Taylor
- Absences: None

Summary:

The purpose of the meeting was to update the committee regarding the status of the current loan portfolio and to discuss one submitted loan application and one potential loan application.

Discussion points:

- Meeting minutes from 1/23/24 were unanimously approved via email on 2/28/24.
- AlliRudell, LLC dba Log Cabin Candies has fully paid off its outstanding loan balance.
- Alecraft Brewing Company is leaving their location in Harford County and moving to PA. The business wants to liquidate its assets located in Bel Air which serves as the collateral for the business' outstanding loan. The loan committee has recommended that the business fully pay off the loan instead of incurring the time and expense of filing a lien against out of state property and/or the Harford County residence of the guarantors.
- The loan policy needs to be revised to include a procedure regarding a business that leaves the county for another jurisdiction while owing an outstanding loan balance.
- The acceleration clause in the promissory note allows the county to collect as necessary. Discussions to continue with the county's Law Department regarding replacement collateral as well as having the business fully pay off its outstanding loan balance.
- At this point a motion was made by Wayne and seconded by Gil to close the meeting. All members voted aye unanimously. See attached checklist for compliance.
- The loan committee declined the application for X-Golf as this application does not comply with the eligibility requirements and purpose of the loan program. The business is free to re-structure the request and re-apply at any time.
- Broad Creek Manor Assisted Living seeks to refinance certain improvements previously made while the loan program was in hiatus, including the installation of an elevator, the construction of a deck and the remodeling of a room.
- The business plans on making additional improvements to its driveway (expected cost of \$35,000) and landscaping of its land (expected cost of \$48,000).
- The county currently has a lien on the facility which has increased in value since the original loan.
- Two committee members indicated support for this project, recommending the business apply for all projects and provide documentation of future items and those previously completed.
- Bonnie indicated that there has been an increase in interest has been occurring around the loan program.
- The Ag loan process was discussed, specifically that the Ag Board member will be included in all correspondence with regards to the Loan Committee.

Action Items:

- Bonnie: Update loan committee on result of Alecraft Brewing Company.
- Bonnie: Effectuate changes to loan policy to address disposition of an outstanding loan when business leaves the county for another jurisdiction.
- Bonnie: Communicate decision with X-Golf and have Broad Creek Manor Assisted Living submit a formal application to be updated at the next meeting.

Next meeting: Tuesday, March 26, 2024 at 8:30.

Respectfully submitted,

Michelle Taylor
Loan Administrator

Summary of Closed Session Held on 2/27/24

Location: Har-Co Resource Center, 54 E Lee Street, Bel Air, MD 21014

Time: 9:09 AM

Members Present: Gil Kennedy, Tom Knapp, Judith Wettig, Chris Streett, Wayne Goddard

Staff Present: Bonnie Barresi, Michelle Taylor

Purpose: Discussion of X-Golf loan applications

It was moved by Wayne Goddard and seconded by Chris Streett to go into closed session under General Provisions Art. §3-305(b)(2) and (5) to discuss a business proposal for expansion in the County, protect the privacy of the business owners and to consider the investment of public funds. Members voting aye: Judith Wettig, Tom Knapp, and Gil Kennedy. Members opposed: None.

Summary of Discussion

Discussion of X-Golf and owners' current financials, budget, and use of potential loan funds.

Motion:

No Vote was held during the closed session.

It was moved by Wayne Goddard and seconded by Chris Streett to reconvene into an open session. Members voting aye: Judith Wettig, Tom Knapp, and Gil Kennedy. Members opposed: None.