

**METROPOLITAN BUSINESS DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
Thursday, January 28, 2021  
Video Conference – Broadcast on Facebook Live  
444 SOUTH FIFTH STREET - SUITE 600  
LOUISVILLE, KENTUCKY**

**MEMBERS PRESENT**

Jackie Pennington  
Cory Bybee  
Alan Benson  
Charles Foree  
Chris Hatcher

**MEMBERS ABSENT**

Rebecca Fleischaker

**STAFF PRESENT**

Brenda Hyatt  
Caitlin Bowling  
Theresa Hathaway

Mr. Cory Bybee as Vice Chairman called the meeting to order at 9:06 a.m. Mr. Bybee presented the minutes for approval. Mr. Bybee called for a motion to approve the minutes for October 22<sup>nd</sup>. Mr. Alan Benson made the motion. Motion was seconded by Mr. Chris Hatcher. Motion carried. Mr. Bybee called for a motion to approve the minutes for December 17<sup>th</sup>. Mr. Alan Benson made the motion. Motion was seconded by Mr. Chris Hatcher. Motion carried. Mr. Bybee called for a motion to approve the minutes for the Special COVID Relief meeting on January 7<sup>th</sup>. Mr. Jackie Pennington made the motion. Motion was seconded by Mr. Alan Benson. Motion carried. Mr. Bybee then turned the meeting over to Brenda Hyatt to present the loans for decisioning.

<b>NAME OF BORROWER:</b>	Park Mile Partners, LLC
<b>PROJECT ADDRESS:</b>	1300 & 1306 Bardstown Rd.
<b>DESCRIPTION OF BUSINESS:</b>	Property holding and hotel company
<b>LOAN OFFICER:</b>	Brenda Hyatt
<b>FACADE LOAN:</b>	\$200,000
<b>TOTAL PROJECT COST:</b>	\$2,771,498
<b>AMOUNT APPROVED:</b>	\$200,000
<b>PURPOSE OF LOAN:</b>	The Façade Loan funds will be used for the restoration and replacement of windows, doors, and an exterior staircase. The funds will also be used for landscaping, signage, an awning, ADA ramps and to add a patio in the front of the restaurant for outside seating.
<b>COLLATERAL:</b>	Park Community had an “as complete” appraisal done in June of 2019 that projected the value to be \$3,100,000. METCO will take a subordinate mortgage behind the primary lender with a loan to value of 71%. METCO will also take the personal guarantees of Sean O’Leary and Ben Botkins.
<b>TERMS OF LOAN:</b>	There will be no payments due, and no interest shall accrue, through June 2021. Beginning July 1, 2021, interest on the loan will accrue at the rate of 3% and there will be monthly payments of interest only due through December 2021. Beginning January 2022, the loan shall be amortized over 120 months with payments of \$1931.21
<b>EXISTING JOBS:</b>	0
<b>JOB CREATION:</b>	16
<b>DISTRICT:</b>	8
<b>BOARD ACTION:</b>	Approved

Mr. Cory Bybee called for a motion. Mr. Charles Foree made a motion to approve the loan. The motion was seconded by Mr. Alan Benson. Motion carried.

**NAME OF BORROWER:** The Fuelery, LLC  
**PROJECT ADDRESS:** 2011 Frankfort Ave., Ste. 101  
**DESCRIPTION OF BUSINESS:** Restaurant  
**LOAN OFFICER:** Brenda Hyatt  
**SMALL & DISADVANTAGED GAP:** \$50,000  
**TOTAL PROJECT COST:** \$106,675  
**AMOUNT APPROVED:** \$25,000  
**PURPOSE OF LOAN:** The Midi Funds will be used to complete the buildout, purchase remaining equipment and for working capital.  
**COLLATERAL:** METCO will take a blanket lien on all assets of The Fuelery and Fit Fuel. METCO will also take the personal guarantees of Andrew Cabbage and his wife, Brookelyn Willett and the corporate guarantee of Fit Fuel, LLC.  
**TERMS OF LOAN:** There will be no payments due, and no interest shall accrue, through June 2021. Beginning July 1, 2021, interest on the loan will accrue at the rate of 5% and there will be monthly payments of interest only due through December 2021. Beginning January 2022, the loan shall be amortized over 60 months with payments of \$471.78  
**EXISTING JOBS:** 0  
**JOB CREATION:** 5  
**DISTRICT:** 9  
**BOARD ACTION:** Approved at the reduced amount of \$25,000.

Mr. Cory Bybee called for a motion. Ms. Jackie Pennington made a motion to approve the loan at the reduced amount of \$25,000 due to poor credit and collateral. The motion was seconded by Mr. Alan Benson. Motion carried.

#### **Small Business COVID-19 Relief Loans**

**NAME OF BORROWER:** BYH Hospitality LLC  
**PROJECT ADDRESS:** 888 W Market St, Louisville, KY 40202  
**DESCRIPTION OF BUSINESS:** Corporate Cafeteria & Catering  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$50,000  
**AMOUNT APPROVED:** \$50,000  
**TERMS OF LOAN:** 0 payments for 6 months @ 0% interest, then \$876.39 monthly for 5 years @ 2%.  
**DISTRICT:** 4  
**BOARD ACTION:** Approved.

Ms. Jackie Pennington made a motion to approve the loan. The motion was seconded by Mr. Alan Benson. Motion carried.

**NAME OF BORROWER:** BMW Investments LLC  
**PROJECT ADDRESS:** 2500 W Broadway, Louisville, KY 40211  
**DESCRIPTION OF BUSINESS:** Commercial Property Owner & Manager  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$50,000  
**AMOUNT APPROVED:** \$0  
**TERMS OF LOAN:**  
**DISTRICT:** 6  
**BOARD ACTION:** Declined.

Board members did not believe the business would be able to repay the loan and that \$50,000 would be enough to help their financial situation. Mr. Alan Benson made a motion to decline the loan. The motion was seconded by Mr. Charles Foree. Motion carried.

**NAME OF BORROWER:** Granville Ventures LLC  
**PROJECT ADDRESS:** 1601 S 3rd St, Louisville, KY 40208  
**DESCRIPTION OF BUSINESS:** Restaurant & Pub  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$47,000  
**AMOUNT APPROVED:** \$47,000  
**TERMS OF LOAN:** 0 payments for 6 months @ 0% interest, then \$823.80  
monthly for 5 years @ 2%.  
**DISTRICT:** 6  
**BOARD ACTION:** Approved with conditions.

Ms. Jackie Pennington made a motion to approve the loan as presented with the condition that METCO first verify whether there is a loan to the previous owner with a monthly payment of \$8,400. If there is no obligation to the previous owner, then the loan is approved. The motion was seconded by Mr. Alan Benson. Motion carried.

**NAME OF BORROWER:** Derby City Geeks  
**PROJECT ADDRESS:** 302 N 35th St, Louisville, KY 40212  
**DESCRIPTION OF BUSINESS:** Security & Tech Services  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$15,000  
**AMOUNT APPROVED:** \$0  
**TERMS OF LOAN:**  
**DISTRICT:** 5  
**BOARD ACTION:** Declined.

Board members expressed concerns that the financials did not reflect COVID-related impact, the financial documents included discrepancies, and the owners had low credit scores. Mr. Alan Benson made a motion to decline the loan. The motion was seconded by Mr. Chris Hatcher. Motion carried.

**NAME OF BORROWER:** Gauri Hospitality Group LLC  
**PROJECT ADDRESS:** 1221 Kentucky Mills Dr, Louisville, KY 40299  
**DESCRIPTION OF BUSINESS:** Hotel / Motel  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$50,000  
**AMOUNT APPROVED:** \$50,000  
**TERMS OF LOAN:** 0 payments for 6 months @ 0% interest, then \$876.39  
monthly for 5 years @ 2%.

**DISTRICT:** 8  
**BOARD ACTION:** Approved.

Mr. Alan Benson made a motion to approve the loan. The motion was seconded by Ms. Jackie Pennington. Motion carried.

**NAME OF BORROWER:** Comfy Cow Stores LLC  
**PROJECT ADDRESS:** 2221 Frankfort Ave, Louisville, KY 40206  
**DESCRIPTION OF BUSINESS:** Local Ice Cream Store Chain  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$50,000  
**AMOUNT APPROVED:** \$  
**TERMS OF LOAN:**  
**DISTRICT:** 9  
**BOARD ACTION:** Declined.

Board members were not confident that the business would be able to repay this loan. Mr. Charles Foree recused himself from the vote. Ms. Jackie Pennington made a motion to decline the loan. The motion was seconded by Mr. Chris Hatcher. Motion carried.

**NAME OF BORROWER:** Clark's Auto Sales of Kentucky, LLC  
**PROJECT ADDRESS:** 10815 Faithful Way, Louisville, KY 40229  
**DESCRIPTION OF BUSINESS:** Used Auto Sales  
**LOAN OFFICER:** Terri Hathaway  
**SMALL BUSINESS COVID-19 RELIEF:** \$15,000  
**AMOUNT APPROVED:** \$0  
**TERMS OF LOAN:**  
**DISTRICT:** 23  
**BOARD ACTION:** Declined.

Board members questioned the initial investment into the business and the length of time in business. Ms. Jackie Pennington made a motion to decline the loan. The motion was seconded by Mr. Alan Benson. Motion carried.

### **Old Business**

Brenda Hyatt presented the amended bylaws for METCO adding the change of meeting time and the allowance for virtual meetings. Ms. Jackie Pennington made a motion to approve the bylaws. Motion was seconded by Mr. Alan Benson. Motion carried.

Brenda Hyatt presented a request to exchange a portion of the collateral on four (4) loans for John Varanese and Varanese Riverfront. Mr. Charles Foree made a motion to approve the request. Motion was seconded by Mr. Alan Benson. Motion carried.

Brenda gave an update on the number of delinquent accounts in the METCO Portfolio.

With no other items on the agenda, the meeting was adjourned at 10:29 a.m.

Prepared by: Terri Hathaway, METCO Loan Specialist and Brenda Hyatt

Submitted by: Brenda Hyatt, Assistant Secretary

