

**METROPOLITAN BUSINESS DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, May 20, 2021**  
**Video Conference – Broadcast on Facebook Live**  
**444 SOUTH FIFTH STREET - SUITE 600**  
**LOUISVILLE, KENTUCKY**

**MEMBERS PRESENT**

Rebecca Fleischaker  
Alan Benson  
Chris Hatcher  
Jenny Johnston  
Jackie Pennington

**MEMBERS ABSENT**

Cory Bybee  
Charles Foree

**STAFF PRESENT**

Brenda Hyatt  
Caitlyn Bowling  
Terri Hathaway

Ms. Rebecca Fleischaker called the meeting to order at 9:04 a.m. Ms. Fleischaker presented the April 2021 regular METCO meeting minutes and called for a motion to approve the minutes. Ms. Jackie Pennington made the motion to approve the minutes. Motion was seconded by Mr. Alan Benson. Motion carried. Ms. Fleischaker then turned the meeting over to Brenda Hyatt to present the loans for decisioning.

<b>NAME OF BORROWER:</b>	Tha Drippin Crab
<b>PROJECT ADDRESS:</b>	1225 W Jefferson Street
<b>DESCRIPTION OF BUSINESS:</b>	Restaurant
<b>LOAN OFFICER:</b>	Brenda Hyatt
<b>SMALL &amp; DISADVANTAGED GAP LOAN:</b>	\$42,250
<b>MIDI LOAN:</b>	\$50,000
<b>TOTAL PROJECT COST:</b>	\$382,350
<b>AMOUNT APPROVED:</b>	\$92,250
<b>PURPOSE OF LOAN:</b>	The Midi Loan will be used to purchase 3 Deep Fryers, 6 Top Burner/Stove/Flattop and a hood. It will also be used for the cost to ventilate the hood. The additional Gap loan will be used for the additional cost of the restaurant plumbing needed.
<b>COLLATERAL:</b>	METCO will take a blanket lien on all assets for Chef2Chef, LLC. With the increases in the cost of the new equipment, the total value of the furniture and equipment has gone up to \$231,226. Based on this total we will have a loan to value of 107% for all 3 loans. METCO will also take the personal guarantee of Darnell Ferguson and the corporate guarantee from SuperChef's.
<b>TERMS OF LOAN:</b>	Small & Disadvantaged Gap - \$448.13 (10 years @5%) Midi - \$943.56 (5 years @5%)
<b>EXISTING JOBS:</b>	1
<b>JOB CREATION:</b>	20
<b>DISTRICT:</b>	4
<b>BOARD ACTION:</b>	Approved.

Ms. Rebecca Fleischaker called for a motion. Ms. Jackie Pennington made a motion to approve the loans as presented with an exception to METCO's Loan to Value guideline. The motion was seconded by Mr. Alan Benson. Motion carried.

**NAME OF BORROWER:** Garden Girl Foods, Inc  
**PROJECT ADDRESS:** 2600 W Broadway  
**DESCRIPTION OF BUSINESS:** Retail canned and grab'n'go foods, cooking classes  
**LOAN OFFICER:** Brenda Hyatt  
**ACCESSIBILITY LOAN:** \$15,000  
**TOTAL PROJECT COST:** \$17,000  
**AMOUNT APPROVED:** \$15,000  
**PURPOSE OF LOAN:** The Accessibility funds will be used to add a ramp to the front entrance of the store and to pave the path through her garden for wheelchair accessibility.

**COLLATERAL:** METCO has a blanket lien on the assets of Garden Girl Foods totaling \$38,000. METCO will also take the personal guarantees of Whitney Powers and her husband Daniel Powers. The assets will not fully cover the \$55,000 in debts to METCO.

**TERMS OF LOAN:** Monthly payment of \$332.01 for 4 years @ 3% interest.  
**EXISTING JOBS:** 5  
**JOB CREATION:** N/A  
**DISTRICT:** 6  
**BOARD ACTION:** Approved

Ms. Rebecca Fleischaker called for a motion. Mr. Alan Benson made a motion to approve the loan as presented. The motion was seconded by Ms. Jackie Pennington. Motion carried.

**NAME OF BORROWER:** Alpha Holding Real Estate  
**PROJECT ADDRESS:** 1212 & 1220 S 7th Street  
**DESCRIPTION OF BUSINESS:** Commercial Development for Multi-Business Retail Space  
**LOAN OFFICER:** Brenda Hyatt  
**FAÇADE LOAN:** \$200,000  
**GAP LOAN:** \$200,000  
**MIDI LOAN:** \$50,000  
**TOTAL PROJECT COST:** \$1,845,000  
**AMOUNT APPROVED:** \$450,000  
**PURPOSE OF LOAN:** The Façade funds will be used for tuckpointing, windows, and other exterior renovations, The Gap and Midi Loans will be used to stabilize and repair the roof in one area of the building that is earmarked for the first stage of the project.

**COLLATERAL:** METCO will take a subordinate lien on the property located at 1212 & 1220 S 7th Street with a loan to value of 51%. METCO will also take the personal guaranty of Matt Phillips.

**TERMS OF LOAN:** Façade Loan: Monthly payments of \$1,931.21 for 10 years @ 3% interest. First 6 months will be interest only.  
 Gap Loan: Monthly payments of \$2,121.31 for 10 years @ 5% interest. First 6 months will be interest only.  
 Midi Loan: Monthly payments of \$943.56 for 5 years @ 5% interest. First 6 months will be interest only.

**EXISTING JOBS:** 3  
**JOB CREATION:** 1 (Upon completion, the site will have potential to create 100+ jobs)  
**DISTRICT:** 6  
**BOARD ACTION:** Approved.

Ms. Rebecca Fleischaker called for a motion. Mr. Alan Benson made a motion to approve the loans contingent upon receiving a copy of the loan approval letter from River City Bank and the total loan amount will not exceed 50% LTV on the property. The motion was seconded by Ms. Jackie Pennington. Motion carried.

**NAME OF BORROWER:** Alpha Holding Real Estate  
**PROJECT ADDRESS:** 426 W Oak Street  
**DESCRIPTION OF BUSINESS:** Commercial Development for Multi-Business Retail Space  
**LOAN OFFICER:** Brenda Hyatt  
**FAÇADE LOAN:** \$25,000  
**TOTAL PROJECT COST:** \$270,000  
**AMOUNT APPROVED:** \$25,000  
**PURPOSE OF LOAN:** The Façade funds will be used to replace the arched windows and to repair the casings.  
**COLLATERAL:** METCO will take a subordinate mortgage behind River City Bank with a loan to value of 92%, which is slightly over METCO's 90% policy limit. METCO will also take the personal guarantee of Matt Phillips.  
**TERMS OF LOAN:** Interest will accrue at the rate of 3%, the loan shall be amortized over 60 months with payments of \$449.22.  
**EXISTING JOBS:** 1  
**JOB CREATION:** N/A  
**DISTRICT:** 6  
**BOARD ACTION:** Approved.

Ms. Rebecca Fleischaker called for a motion. Ms. Jackie Pennington made a motion to approve the loans as presented. The motion was seconded by Mr. Chris Hatcher. Motion carried.

**NAME OF BORROWER:** Lil' Genius Child Care  
**PROJECT ADDRESS:** 1121 W. Broadway  
**DESCRIPTION OF BUSINESS:** Child Care  
**LOAN OFFICER:** Brenda Hyatt  
**SMALL & DISADVANTAGED GAP LOAN:** \$110,000  
**TOTAL PROJECT COST:** \$650,000  
**AMOUNT APPROVED:** \$85,000  
**PURPOSE OF LOAN:** The funds will be used for the 20% down payment for the loan with River City Bank for the purchase of the building on West Broadway.  
**COLLATERAL:** METCO will take a subordinate mortgage on the property located at 1121 W. Broadway with a loan to value of 100%. METCO will also take the personal guaranty of Lanona Nelson.  
**TERMS OF LOAN:** Monthly payment of \$901.56 for 10 years at an interest rate of 5%.  
**EXISTING JOBS:** 8  
**JOB CREATION:** 0  
**DISTRICT:** 4  
**BOARD ACTION:** Approved.

Ms. Rebecca Fleischaker called for a motion. Ms. Jackie Pennington made a motion to approve the loan at a reduced amount of \$85,000 with 95% LTV. The motion was seconded by Mr. Alan Benson. Motion carried.

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

Brenda stated that a business owner with a METCO loan in Bad Debt standing has requested to settle the bad debt account and has offered to pay \$15,000, which is about half of the original principal that was left on the loan when it went into bad debt status in 2018. The board agreed to accept payment of \$15,000 to settle the Bad Debt account.

Brenda asked the board to schedule a special METCO meeting on June 3<sup>rd</sup> due to the large number of loans that will be ready for presentation in June. The board agreed, and a special meeting will be scheduled for June 3<sup>rd</sup>.

With no other items on the agenda, the meeting was adjourned at 9:56 a.m.

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

Submitted by: Brenda Hyatt, Assistant Secretary