

REVOLVING LOAN REVIEW COMMITTEE

April 23, 2018

4:30 p.m.

The Mayor called the meeting to order at 4:35 pm.

Members Present Denny Long, Jim Smith and Mayor Smith

Others Present: Debra Sweat, Victor Torres, Pam Henricks, Kenny Roessler, Rebecca Motley and Rick Snider.

Public Participation

Debra Sweat asked why the loan documents were not listed on the web site. She had several other questions she addressed to items on the agenda.

Victor Torres responded to the questions regarding his loan request.

Pamela Henricks and Kenny Roessler responded to questions on her loan request.

Approval of minutes

After review Denny Long moved/Jim Smith seconded to approve the minutes from the February 26, 2018 meeting as corrected. Motion approved, all voting "aye".

Pam Henricks/Nana's Daycare

Ms. Henricks revised her request to \$14,000.00. She has a two year lease on the building with an option to buy. However DCS would like to sell the building and has listed it at \$500,000.00. The Committee was concerned that the loan request is for 10 years but she only has a 2 year lease. If the building were sold and she had to move this would create a hardship for repayment. The Committee asked Ms. Henricks to obtain a 5 year lease with a 5 yr. renewal option. They also asked that she consider asking for a smaller amount for working capital.

Victor Torres, Jr.

Mr. Torres is asking for a \$150,000.00 loan to purchase 128 N. Garrard. He plans to remodel 4 upstairs apartments and lease out the first floor. The purchase price is \$135,000.00 and the remainder would be used for remodeling the apartments. The Committee discuss the request. They were concerned that Mr. Torres was not putting in any of his own money for the project and that the Village had just recently loaned Mr. Torres funds to purchase other property on Garrard St. They requested that Mr. Torres provide a down payment, complete his first project, and then reapply for a loan.

Amerinvest

The original to Amerinvest was amortized over 15 years with a 7 yr. balloon to keep the payments at a manageable rate. The loan came due April 4, 2018 and has been paid as agreed.

Rebecca proposed refinancing the balance of \$151,731.34 over 7 yr. at 4% retaining the original collateral. Denny Long moved/Jim Smith seconded to recommend approval of the loan proposal to the Village Board. Motion carried, all voting "aye".

This recommendation will be on the May 8, 2018 Village Board agenda.

There being no further business before the committee, Denny Long moved/Jim Smith seconded to adjourn. Motion carried, all voting "aye",

Submitted by
Janet E. Gray, MMC, Deputy Clerk