

**DEVELOPMENT CHENANGO CORPORATION
FINANCE COMMITTEE
MEETING MINUTES
October 4, 2018**

Present: C. Olin, D. Shea, J. Telesky

Via Phone:

Absent:

Contract Staff: S. Craig, A. Larsen

Finance: S. Cwynar

Guest:

I. Call to Order

J. Telesky called the meeting to order at 8:07 a.m.

II. Minutes

Upon review motion to approve the June 14, 2018 Finance Committee meeting minutes made by D. Shea, seconded by C. Olin. Ayes all. Approved.

Upon review motion to approve the September 7, 2018 Finance Committee special meeting minutes by D. Shea, seconded by C. Olin. Ayes all. Approved.

III. Financial Report

S. Cwynar reviewed the August 31, 2018 financials. Net loans outstanding are \$62,000 less than year-end. Investments are up slightly. Allowance for bad debt on receivables is recorded as \$7,000 but should be just \$3,000. Some changes to quarterly reports may be made in the following report. For rental properties, there remains \$4,000 of unpaid rent.

D. Shea asked about the status of the Artist's Palette. S. Craig said a non-profit would take on the lease, but in the meantime they are making payments as often as possible.

S. Cwynar said loan activity is ahead \$8,000. Investment activity is up \$3,000 year-to-date.

S. Craig said the only loan issue is Sunrise Family Farm. S. Craig has continued to discuss plans to resume payments with the owners.

Upon review motion to approve the August 31, 2018 financial statements by D. Shea, seconded by C. Olin. Ayes all. Approved.

IV. Other Business

D. Shea reviewed the Hidden Springs Brewhouse loan. The financing was restructured so that M&T provided more funding for working capital, while reducing DCC's available security. While DCC still has second position on the house, there is a larger amount in first position. This is the primary reason the loan is under consideration again.

J. Telesky said DCC wasn't in a particularly strong position originally. D. Shea said one positive sign is the bank's willingness to expand their involvement. S. Craig said that the owners personal investment also exceeds that of the typical loan applicant.

Under condition of M&T's approval of current loan structure, D. Shea moves to approve the Hidden Springs Brewhouse loan, seconded by C. Olin. Ayes all. Approved.

J. Telesky reviewed the Value Holding loan. Security has changed to filings on equipment in Sherburne, which consists of two main switchgears with a total value of approximately \$50,000.

Motion to approve Value Holding loan under new security conditions by C. Olin, seconded by D. Shea. Ayes all. Approved.

A. Larsen said that DCC received a loan application from Otsego Medical Services, for improvements at their office on 157 E. Main Street in Norwich.

S. Craig said a previous loan with them had been recently been paid off.

The committee reviewed the application. D. Shea requested a more robust application before consideration.

S. Craig said that Kip Law has requested a loan modification to interest-only payments for six months. Depressed milk prices will impede their ability make full payments in the near future.

J. Telesky said they've been current on payments for two years and haven't made any other requests.

Motion to approve modification to the Law Farm loan to interest-only payments for a period of six months by D. Shea, seconded by C. Olin. Ayes all. Approved.

V. Adjournment

With no further business motion to adjourn made by D. Shea, seconded by C. Olin. Ayes all. Meeting adjourned at 8:34 a.m.