

MINUTES OF THE
ECONOMIC DEVELOPMENT LOAN FUND (EDLF) LOAN COMMITTEE
Thursday, June 30, 2022
1:00 p.m. – 2:30 p.m.

1. Roll Call

The following board members were in attendance:

Jacob Maxwell
Kort Utley
Amy Rowland
Heather Royall

Trent Wardrop
Nathan Stott
Ann Marie Wallace

The following board members were absent:

Karen Gunn

Fatima Dirie

Those also present:

Peter Makowski, Salt Lake City Economic Development; Andie Feldman, Salt Lake City Economic Development; Will Wright, Salt Lake City Economic Development; Brittney Hemingway, Salt Lake City Economic Development; Carl Spikner, National Development Council.

2. Approval of the minutes

Ms. Rowland motioned to approve, Ms. Royall seconded, upon roll call, the motion passed unanimously.

3. Introduction of new committee member

A. Introduction of Trent Wardrop

DED staff introduced Trent Wardrop of Celtic Bank as a new member of the EDLF Loan Committee.

4. Business Items: Review and Recommend Kahve Café, LLC Loan

A. Kahve Café, LLC Loan

Mr. Wright provided an overview of the Kahve Café, LLC \$50,000 loan request, and reviewed the scoring procedure. He explained that the \$50,000 would allow the business to expand and service a larger customer base.

Ms. Rowland asked what the additional rent income was referencing. Mr. Wright and Mr. Spikner explained that the business owner intends to open a coffee shop and community hub where the business will host other small shops on the premises. These small retail spaces will occupy space and pay rent.

Mr. Wardrop asked if these businesses are tenants of Kahve Café and have lease documents and if not, would it be possible to request leases be signed prior to loan approval. Mr. Wright confirmed that these small retailers currently hold a 6-month lease, and it would be possible to make having a lease agreement for these small retailers a condition to close.

Ms. Rowland asked for clarification concerning the cosigner currently listed on the lease for Kahve Cafe

and inquired if there were any additional names listed on the home that is being used as collateral. She also asked if the estimated budget the owner has presented is realistic. Mr. Spikner clarified that the business owner will be relying on family and friends for help, and that much of the equipment and materials will be second-hand. Mr. Spikner stated that if the committee had any additional questions to please reach out to him after the meeting.

- B. EDLF Committee members will vote to recommend if Kahve Cafe, LLC qualifies for the loan amount requested.

Ms. Rowland stated that she felt that the applicant may be underestimating the scope of project. After further discussion, the Committee was concerned with the loan request and felt additional information from the applicant was needed.

The EDLF Loan Committee requested the following additional information from the applicant:

- 1) Documentation of sublease agreements are with the small retailers
- 2) If additional parties have a claim to the home that is listed as collateral
- 3) If there were other financing option open to the applicant

Committee Members tabled the review and voting of this item to a future meeting, until additional information is received.

- B. 20-minute break to tally the evaluation forms.

None.

- C. EDLF Committee members will review the evaluation score for Kahve Cafe, LLC loan and vote to recommend results to Council.

None.

5. Adjournment

There being no further business, the meeting was adjourned.

Jake Maxwell

Jake Maxwell, Chairperson

This document and recording constitute the official minutes of the Economic Development Loan Fund Committee meeting held June 30, 2022.