



SOUTHWEST MISSOURI COUNCIL OF GOVERNMENTS
Executive Committee Meeting Minutes
Friday, February 14, 2025
2:30 p.m.
Virtual via Zoom

Attendees: Cindy Stephens, Todd Wiesehan, Nathan Piche, Duane Lavery, Steve Childers, & Allen Kunkel
Staff & Guest Attendees: Jason Ray, Morganza Byrd, & Cheri Hagler

Open Meeting – Cindy Stephens

1. Approval of February 14, 2025, Agenda - Cindy Stephens

Motion made by Todd Wiesehan and seconded by Steve Childers to approve the February 14, 2025, Agenda. Motion carried.

2. CEDS Committee Appointment -Kelsey Davis – Jason Ray

Jason stated that Kelsey Davis works for OakStar Bank has requested to join the CEDS Committee. Jason has worked with her through a grant writers association and further stated she worked for Habitat Humanity and other nonprofits. We have an opening on the CEDS Committee, and this will help OakStar Bank meet their CRA requirements as well. *Motion made by Duane Lavery and seconded by Steve Childers to appoint Kelsey Davis to the CEDS Committee, Minutes. Motion carried.*

3. RLF Resolution – Sent by Email. Jason Ray

Jason stated that he shared the link to the folder with all the needed documents in the email with the agenda, he also updated it with new documents. This business is part of the Mickey Owens Baseball School & Complex, outside of Miller, Mo. This is for the dining hall portion and the overseeing of the complex. They have expanded to renting out some of the cabins in the off-season and offering restaurant hours outside of the season. Our portion of the project would be \$200,000 for furniture, fixtures, equipment, and supplies for the Dining Hall, and operating expenses. We are working with Legacy Bank on this project, their portion is a \$1.75 million USDA-backed loan. The biggest concern we have had is due to the lender's need for restructuring ownership and adding LLCs, we have been working on this for over one year. They have removed one name from the ownership team. Ryan Moore is part of the ownership team, but he is acting as just an investor. They are working with their attorney to amend the operating budget. It has come up with Legacy Bank that if

they do amend the operating agreement they will need to go back to USDA for approval. For the SMCOG loan, it is contingent on them closing on the loan with Legacy Bank and getting our securities and guarantees in place. We are approaching this one differently since we are approaching our February 18th deadline with EDA. EDA has informed us to meet their requirements we need the Resolution to Lend Funds approved by the executive committee, and a signed promissory note. When Jason spoke with our attorney, he stated that we would add the contingencies to the loan agreement. We will execute the loan agreement and promissory note on Tuesday if approved. We will then close on the loan in March, depending on when Legacy closes on their loan. We will be taking a second on collateral. Since it is USDA-backed, we can only leverage 90% of what Legacy is loaning, but this still works for our purpose. The Loan Review Committee met earlier today, at 1 PM and discussed this loan and voted to recommend approval of this loan.

-Allen Kunkel asked if Legacy had not made their decision and if they would be decided by the 19th.

-Jason responded, no, he was not sure what their timeline was, the 18th was our deadline for the loan agreement for EDA. Legacy Bank will have to take this back to USDA for approval. We have a contingency that we will not close on our loan unless Legacy Bank approves their loan and has closed.

-Allen asked if that satisfied EDA requirements.

-Jason stated he believes so.

-Cindy asked with all the changes do we know if the USDA still has funds?

-Jason responded that has been in the back of his head. The way our agreement with EDA is worded is that we should have the funds dispersed by February 18, 2025. But EDA staff has stated that the way it is worded they believe it is left to the discrepancy of staff. We should make a note that it is upon the availability of EDA funds.

-Cindy clarified that she was asking about USDA funds.

-Jason responded that he would think it is similar but does not know for sure.

-Cindy stated she had heard that some of the USDA funds have gone away.

-Steve Childers asked if Cindy knew that part of EDA was going away.

-Cindy clarified that she was referring to USDA.

-Jason commented that everything is on the chopping block.

-Cheri Hagler stated that per a Google search, it seems that the funding freeze for USDA is related to farmers.

-Duane Lavery stated it looks like a good package, and it should have value. He does believe it needs to be contingent on federal funds availability.

Motion made by Steve Childers and seconded by Duane Lavery to approve the resolution to lend funds to The Dining Hall, LLC. Motion carried.

4. Adjourn - Cindy Stephens