

**Meeting minutes of the Hilton Local Development Corp  
February 4, 2014**

Board members present: Joe Lee, Jim Gates, Jim Bimmler, Larry Speer, Andrew Fowler

Others in attendance: Shari Pearce, Secretary, Treasurer, Maryalice Edwards, Bob Trowbridge, Eric Hafner

Mr. Lee called the meeting to order at 7:10 p.m.

**Fitness Warehouse**

The board had a general discussion regarding the request for a rent reduction by the tenants at the Fitness Warehouse. After much thought, the board decided to reduce their rent from \$3,400.00 to \$2,900.00 per month.

**Resolution** to reduce the Fitness Warehouse's rent from \$3,400.00 to \$2,900.00 per month and authorize Shari Pearce to amend the lease, per the attorney's approval.

Shari Pearce stated to the board that the tenants are now three months behind in their rent; the outstanding balance is \$11,035.00. The board directed Shari Pearce to contact the tenants regarding their rent and begin legal action if they do not pay within two weeks.

The board also had a general discussion on what repairs and maintenance we want the tenants to be doing without the board's knowledge. The lease was created with the intention of the tenants purchasing the building quickly. We are now at a point where the tenants have vocalized they are not in a position to financially purchase the building and we may need to review the terms of the lease. General discussion followed.

**Upstate Bank**

Shari Pearce reported to the board that Upstate Bank has agreed to extend our balloon payment out another five years, giving the LDC until December 1, 2020 to refinance the loan. They also reduced the interest rate from 7% to 5.74% and will maintain all other conditions of the original loan.

**Resolution** to authorize Joe Lee to sign the amendment agreement with Upstate Bank extending the balloon payment until December 1, 2020, subject to attorney approval. Motion made by Jim Gates, seconded by Larry Speer, carried unanimously 5-0.

There being no further business, the meeting was adjourned at 7:30 p.m.

Shari Pearce, Recording Secretary