

Departures from Approved Terms/Protocol	Reasons for Changes	Jobs Created	Outstanding Principal, Interest, Fees to Date (As of 4/16/07)	Comments/Borrower Est. of Private Funds Leveraged
<p>(1) No application submitted until April 1998, two years and 9 months post-closing; (2) loan agreement identifies borrower as City of Geneva Revolving Loan Fund – Jobs for Geneva, Inc., not the Geneva IDA per resolution; (3) No environmental review or independent financial analysis in file; (4) Promissory note amended 8/95, 12/96, 4/98, 8/98, 5/99, 9/99, 2/01, 3/02, 5/05; (5) Financial statements submitted are unaudited and no stmts submitted after fiscal year ending April 2004; (6) Borrower failed to provide annual calculations regarding whether repayment had been triggered; (7) file does not contain sufficient information to determine whether repayment obligation has been triggered.</p>	<p>First attempt to assist our partners in the City of Geneva with a revitalization effort of an old industrial district. This 2000 loan was intended to fund the operating losses over a five-year period from the takeover of the former American Can facility, which was owned by CCN International at the time. This takeover has been credited by the company's controller with the salvaging of CCN, a Geneva company that now employs 94, from the brink of bankruptcy. In addition, this action helped to restore a building in the city and to re-stabilize a neighborhood. There are currently 5+ tenants in the GEDC building employing 17 people according to a recent report. (1) The involvement of municipal entities meant that the application format was less useful than a business presentation format, although an application was later secured in order to obtain a formal signature for the records. (2) The original borrower was the City of Geneva Revolving Loan Fund – Jobs for Geneva. Later, the City transferred the project to the City of Geneva IDA, where it currently remains. (4) Special RLF individualized, annual draw downs representing the need according to the original loan intent, which was matched by the City of Geneva. The total of the annual amended notes did not exceed the total amount originally approved by the BOS. (6,7) Some internally-prepared information reports, verbal conversations from partners in Geneva and physical inspections of property were deemed sufficient to not trigger repayment.</p>	<p>No job reports; other docs indicate a maximum of approx. 110 employees ('97-'99), with only 35 remaining in Jan. 2004. No information re low-mod qualification.</p>	<p>Principal \$269,750.50 Review in process regarding repayment status.</p>	<p>Moved Balance to allowance for uncollectible 12/31/00 by auditors. Assessment solutions for repayment to avoid write-off. No private funds leveraged.</p>

Terms Approved by RLF Loan Review Committee

Borrower	Amount	Closing Date	Approved use of funds	Length of Loan	Interest Rate	Interest Only Period	Jobs Target	Security/collateral
Geneva Deficit Financing (Geneva IDA)	up to \$60,000 annually up to \$300,000 total over 5 years (\$269,750 actually dispersed)	Aug-95	Establishment of deficit financing fund for the Geneva Enterprise Development Center (GEDC) until grant moneys received or building becomes self-supporting through lease income	Repayment begins 20 days after "repayment event" and equals 1/3 of the positive cash flow generated by the project, with subsequent years' payments due 1/20 until paid off.	0%	NA	0 (spaces in loan agreement are blank)	None