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**Community Development Finance Authority
Credit Committee Meeting**

**CDFA Office
14 Dixon Avenue
Concord, NH 03301**

**March 4th, 2025
8:30 AM**

CDFA CREDIT COMMITTEE PRESENT: Peter Rayno, *Chair*, Cynthia Harrington, Ross Bartlett, *CDFA Board Members*, Connor Theroux, *Credit Committee Member*.

STAFF: Ian Hart, *Chief Financial Officer*, Scott Maslansky, *Director of Clean Energy Finance*, Felicity Winters, *Executive and Marketing Assistant*.

Mr. Rayno called the meeting to order at 8:32 AM. Mr. Rayno noted there were no announcements. With no members of the public in attendance, there was no public comment.

Motion – 8:32 AM

Mr. Bartlett moved to approve the meeting agenda, as presented. Ms. Harrington seconded, and the motion carried by a unanimous vote of the Committee.

A. Consent Agenda – 8:32 AM

Mr. Rayno called for questions or comments on the November 5, 2024 draft minutes. None were offered.

Motion – 8:32 AM

There being no questions or comments, Ms. Harrington moved to approve the Credit Committee minutes, as presented. Mr. Theroux seconded, and the motion carried by a unanimous vote of the Committee.

B. Q2 Loan & Allowance Report – 8:32 AM

Mr. Hart highlighted several loans from the 2025 Quarter 2 Loan & Allowance report. He explained that the Southwestern Community Services (Bourbon Building) loan was current despite the appearance of no payments. He stated that the Committee had asked CDFA to check on the Mount Washington Valley project in the previous meeting, and would provide an update on this project later in the meeting.

Regarding the Claremont Development Authority loan, Mr. Hart noted that there was a question about the 100% Loan Loss Allowance calculation, and he explained the calculation. Since the previous meeting, CDFA negotiated an extension to the loan to the end of Calendar 2025, with interest due at payoff. The Committee asked if this was a secured loan, and Mr. Hart stated that he would confirm for the following meeting.

Mr. Hart explained that the Rochester Agricultural & Mechanical loan had delayed payments in FY24, but the Borrowers have begun paying the loan down and are current with payments.

Mr. Hart explained that the State Department of Energy requested CDFA return the Better Buildings Program Revolving Loan Fund. Although the federal restrictions on uses of the funds had made them effectively unusable, CDFA had been working with State DOE to secure a waiver from the federal DOE. With that effort no longer proceeding, the State DOE then requested the funds be returned. Mr. Hart noted that CDFA has three outstanding loans in this program and given the low interest rates, CDFA requested a buy-out of the loans. Next steps between CDFA and the state remain under consideration.

Mr. Hart explained that the TreeFree Clean Energy Fund loan was subordinated. Through this subordination process, CDFA learned two lessons: ensuring that management was involved in discussion rather than just bank representatives, and outsourcing complicated contractual negotiations to our attorneys, at the borrower's expense. These two changes would have avoided confusion and unnecessary staff time. The Committee asked if CDFA should charge a flat rate or estimate time for the borrowers to pay for staff working hours or to just handle on a case-by-case basis. The Committee also asked if CDFA had a priority lien on this loan, and Mr. Maslansky stated he believed CDFA was the priority lien.

The Committee asked about Newport Solar II's loan loss reserve calculation. Mr. Hart explained the elements of the borrower's financials that contributed to the calculation. The Committee asked if loan loss calculations should be reviewed in a future meeting, and asked if CDFA put the reserve on when the loan was created. Mr. Hart stated that the loan loss reserve amount is calculated on an annual basis, accordance with CDFA's Credit Policy. Mr. Hart stated that he would bring information regarding changes to the loan loss allowances to a future meeting.

Motion – 8:49 AM

There being no questions or comments, Mr. Bartlett moved to approve the Q2 Loan & Allowance Report, as presented. Mr. Theroux seconded, and the motion carried by a unanimous vote of the Committee.

C. Mount Washington Valley Economic Council – 8:50 AM

Mr. Hart stated that he reached out to the Mount Washington Valley Economic Council (MWVEC) regarding its Job Retention Fund loan. The Executive Director of MWVEC explained that the funds were used for relending and a secondary borrower went bankrupt, resulting in no payment to MWVEC. The Committee asked about the purpose of the Fund, and Mr. Maslansky explained that the loan program was given to economic development councils to relend to businesses. Mr. Hart explained that CDFA would work with its attorneys to send a demand letter. The Committee asked if the loan is secured or unsecured, and Mr. Hart stated that he will investigate. The Committee suggests CDFA work with their attorney first and investigate what power CDFA has, and then proceed with the Demand Letter.

The Committee also suggested that CDFA may be able to increase allowance percentage given this new development to 25% allowance, and for CDFA to ask to see some type of financial statement from MWVEC, as well as speaking to CDFA's attorneys.

With no further questions, the Committee proceeded to the following Agenda item.

D. LMI Solar Loans – 9:02 AM

Mr. Maslansky explained the Low-Moderate Income Solar Grant Program has launched and has some projects that are expressing interest in the program and some that are in process.

With no further questions, the Committee proceeded to the following Agenda item.

E. Discussion: Main Street Warner Clean Energy Fund Loan – 9:04 AM

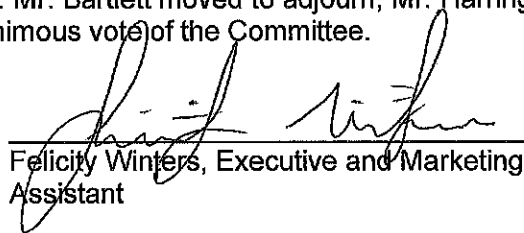
Mr. Maslansky explained that Main Street Warner is requesting a Clean Energy Fund loan for a solar array. Because the requested loan is between \$100,000 and \$150,000, the loan only requires Credit Committee Chair signature. The loan is on hold at the moment because the building is still in construction and there is uncertainty about Congressionally Directed Spending HUD funds. Mr. Maslansky stated that until CDFA can understand whether the funds are still committed, it may be good to wait. The Committee stated that they would like to see more clarity on their financials. The Committee also stated that if the timing can work to bring this project back to the Committee at a future meeting, that would be a good exercise. However, the Committee added that if the Borrowers have everything needed completed and turned in before another meeting, then the Committee Chair can approve the loan, if they see fit.

Mr. Maslansky asked if there were any further questions, none were offered.

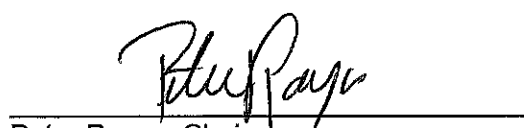
F. Adjourn

Motion – 9:23 AM

Mr. Rayno motioned to adjourn the meeting. Mr. Bartlett moved to adjourn, Mr. Harrington seconded, and the motion carried by a unanimous vote of the Committee.



Felicity Winters, Executive and Marketing Assistant



Peter Rayno, Chair
CDFA Credit Committee