



Grand Forks Growth Fund, a JDA
Staff Report
Growth Fund Committee – October 27, 2025
JDA – November 3, 2025

APPROVED

Agenda Item: Loan Modification Requests: Dalan, LLC

Submitted by: Andy Conlon, Economic Development Manager

Staff Recommended Action: Approve the loan modification requests as detailed herein and authorize execution of necessary documents, subject to City Attorney review.

Growth Fund Action:

JDA Action: Motion by Osowski, second by Berg to approve staff recommendation. Motion carried unanimously.

BACKGROUND:

Dalan, LLC dba Valley Tech Pros operated an electronics repair and IT services business until it closed in early 2023. At the time of closure, the business owed balances on both a Start-Up loan and a C-RUN loan. Rather than allowing the loans to go to collections, Lisa Johnson, a former employee of the business and mother of its owner, volunteered to continue paying on the loans.

In April 2023 a restructure was approved to establish a repayment schedule with amounts that Ms. Johnson could reasonably afford, with balloon payments for the remaining balances due upon maturity on January 1, 2026. It was anticipated at that time that a reassessment of the situation could occur at maturity and another restructure would then be proposed for the remaining balance. Staff has consulted with Ms. Johnson to develop the following proposal. Ms. Johnson has remained current on all monthly payments per the initial restructure and has demonstrated good faith in repaying these loans. This is particularly true of the Start-Up loan, which Ms. Johnson is under no legal obligation to repay.

PROPOSAL:

Ms. Johnson is seeking a 24-month extension of the maturity date on both loans and an increase in the monthly payment amount on the Start-Up loan. This would enable her to repay the Start-Up loan in full by 1/1/2028, thereby freeing up additional funds to pay down the C-RUN loan as part of a future restructure. All other loan terms are proposed to remain unchanged.

Loan	Current payment	Proposed payment	Balance due at maturity
C-RUN	\$189.87	\$189.87	\$11,272.90
Start-Up	\$230.37	\$266.42	\$0

FINDINGS & ANALYSIS:

- The loans are expected to have outstanding balances of \$15,563.27 (C-RUN) and \$6,394.02 (Start-Up) as of 12/31/2025.
- The C-RUN loan is secured by personal guaranties from Dalton Ramos and Eric Johnson. The Start-Up loan is unsecured.
- Ms. Johnson has been timely on all restructured monthly payments to-date and has been similarly timely with all communications with staff.

SUPPORTING MATERIALS:

- Draft amortization schedules reflecting proposals for C-RUN and Start-Up loans.

Dalan C-RUN Am Schedule - 2nd Restructure

Compounding Period: Monthly

Nominal Annual Rate: 1.000%

Cash Flow Data - Loans and Payments

	Event	Date	Amount	Number	Period	End Date
1	Loan	01/01/2026	15,563.27	1		
2	Payment	01/01/2026	189.87	24	Monthly	12/01/2027
3	Payment	01/01/2028	11,272.90	1		

TValue Amortization Schedule - Normal, 365 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	01/01/2026				15,563.27
1	01/01/2026	189.87	0.00	189.87	15,373.40
2	02/01/2026	189.87	12.81	177.06	15,196.34
3	03/01/2026	189.87	12.66	177.21	15,019.13
4	04/01/2026	189.87	12.52	177.35	14,841.78
5	05/01/2026	189.87	12.37	177.50	14,664.28
6	06/01/2026	189.87	12.22	177.65	14,486.63
7	07/01/2026	189.87	12.07	177.80	14,308.83
8	08/01/2026	189.87	11.92	177.95	14,130.88
9	09/01/2026	189.87	11.78	178.09	13,952.79
10	10/01/2026	189.87	11.63	178.24	13,774.55
11	11/01/2026	189.87	11.48	178.39	13,596.16
12	12/01/2026	189.87	11.33	178.54	13,417.62
2026 Totals		2,278.44	132.79	2,145.65	
13	01/01/2027	189.87	11.18	178.69	13,238.93
14	02/01/2027	189.87	11.03	178.84	13,060.09
15	03/01/2027	189.87	10.88	178.99	12,881.10
16	04/01/2027	189.87	10.73	179.14	12,701.96
17	05/01/2027	189.87	10.58	179.29	12,522.67
18	06/01/2027	189.87	10.44	179.43	12,343.24
19	07/01/2027	189.87	10.29	179.58	12,163.66
20	08/01/2027	189.87	10.14	179.73	11,983.93
21	09/01/2027	189.87	9.99	179.88	11,804.05
22	10/01/2027	189.87	9.84	180.03	11,624.02
23	11/01/2027	189.87	9.69	180.18	11,443.84
24	12/01/2027	189.87	9.54	180.33	11,263.51

Dalan C-RUN Am Schedule - 2nd Restructure

	Date	Payment	Interest	Principal	Balance
2027 Totals		2,278.44	124.33	2,154.11	
25	01/01/2028	11,272.90	9.39	11,263.51	0.00
2028 Totals		11,272.90	9.39	11,263.51	
Grand Totals		15,829.78	266.51	15,563.27	

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
1.000%	\$266.51	\$15,563.27	\$15,829.78

Dalan Start-up Am Schedule - 2nd Restructure

Compounding Period: Daily

Nominal Annual Rate: 0.000%

Cash Flow Data - Loans and Payments

Event	Date	Amount	Number	Period	End Date
1 Loan	01/01/2026	6,394.02	1		
2 Payment	01/01/2026	266.42	24	Monthly	12/01/2027

TValue Amortization Schedule - Normal, 365 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	01/01/2026				6,394.02
1	01/01/2026	266.42	0.00	266.42	6,127.60
2	02/01/2026	266.42	0.00	266.42	5,861.18
3	03/01/2026	266.42	0.00	266.42	5,594.76
4	04/01/2026	266.42	0.00	266.42	5,328.34
5	05/01/2026	266.42	0.00	266.42	5,061.92
6	06/01/2026	266.42	0.00	266.42	4,795.50
7	07/01/2026	266.42	0.00	266.42	4,529.08
8	08/01/2026	266.42	0.00	266.42	4,262.66
9	09/01/2026	266.42	0.00	266.42	3,996.24
10	10/01/2026	266.42	0.00	266.42	3,729.82
11	11/01/2026	266.42	0.00	266.42	3,463.40
12	12/01/2026	266.42	0.00	266.42	3,196.98
2026 Totals		3,197.04	0.00	3,197.04	
13	01/01/2027	266.42	0.00	266.42	2,930.56
14	02/01/2027	266.42	0.00	266.42	2,664.14
15	03/01/2027	266.42	0.00	266.42	2,397.72
16	04/01/2027	266.42	0.00	266.42	2,131.30
17	05/01/2027	266.42	0.00	266.42	1,864.88
18	06/01/2027	266.42	0.00	266.42	1,598.46
19	07/01/2027	266.42	0.00	266.42	1,332.04
20	08/01/2027	266.42	0.00	266.42	1,065.62
21	09/01/2027	266.42	0.00	266.42	799.20
22	10/01/2027	266.42	0.00	266.42	532.78
23	11/01/2027	266.42	0.00	266.42	266.36
24	12/01/2027	266.42	0.06	266.36	0.00
2027 Totals		3,197.04	0.06	3,196.98	

Dalan Start-up Am Schedule - 2nd Restructure

	Date	Payment	Interest	Principal	Balance
Grand Totals		6,394.08	0.06	6,394.02	

Last interest amount increased by 0.06 due to rounding.

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
0.001%	\$0.06	\$6,394.02	\$6,394.08